

**CATHCART & DISTRICT ASSOCIATION LIMITED**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31ST MARCH 2023**

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RSL NO 85

FCA NO 1821R(S)

CHARITY NO SC037255

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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MEMBERS, EXECUTIVE AND ADVISERS

**Committee of Management**

A Penney - Chairperson  
M McMillan - Vice Chair  
B Strathearn  
S Harper  
E Carter  
C Carr  
T Tokarczyk  
G. Haddou  
V Kyle  
P Crockett  
T Gallagher  
L Dunan (joined Sept 22)

**Registered Office**

3 Rhannan Road  
Cathcart  
Glasgow  
G44 3AZ

**Auditor**

Findlays  
Chartered Accountants  
11 Dudhope Terrace  
Dundee  
DD3 6TS

**Director**

Christine Leitch

**Principal Bankers**

Royal Bank of Scotland Plc  
23 Sauchiehall Street  
Glasgow  
G2 3AD

**Solicitors**

Messrs Brechin Tindal Oatts  
Solicitors & Notaries  
48 St Vincent Street  
Glasgow  
G2 5HS

### **Report of the Committee of Management**

The Committee of Management present their report and the audited financial statements for the year ended 31 March 2023.

### **Principal Activities**

Cathcart & District Association (“the Association”) aims to provide housing solutions to meet the needs of local communities and to serve the interests of our current and future tenants.

### **Committee of Management**

The Committee of Management are as detailed on page 1 of the financial statements.

### **Operating Financial Review**

The Association provides a range of sustainable housing solutions, develops social and economic opportunities, and provides an effective and efficient service to its customers.

At the year end, the Association was operating post pandemic in the economic downturn amidst high inflation and increasing costs. The Association has introduced several operational procedures to ensure compliance with Scottish Government guidance whilst continuing to support our stakeholders. The Association is of the belief that it is well placed to meet the challenges ahead and will continue to monitor developments. Specifically, we have a robust long-term financial model in place, which is based on prudent assumptions to maintain viability and to ensure all our financial covenants with lenders are achieved with sufficient head room built in as a contingency. Our strategic position will continue to be monitored in line with the economic trends.

## **1 Financial / Treasury Management**

1.1 In the financial year 2022/23 the Association made an operating deficit of £73,743. In 22/23 the Association incurred additional non-recurring governance and landlord compliance costs. After accounting for interest receivable and payable and revaluation of tangible assets, the total amounted to a surplus for the year of £32,728. The Association’s long-term projections demonstrate viability, based on reasonable assumptions, over the short, medium and long term.

The Association participates in a multi-employer pension scheme, SHAPS, and under FRS 102, is required to include its share of net assets / liabilities in the financial statements. Each year, actuaries will update the Association’s share of net assets / liabilities and the actuarial gain or loss must be included in the Statement of Comprehensive Income. The movement between 1 April 2022 and 31 March 2023 was reported as (£68,055).

The Association’s revenue reserves now sit at a balance of £7,338,159.

1.2 Finances are managed through the yearly budget process and ongoing development of key performance targets.

1.3 The Association continues to invest in the existing stock and the five year financial projections detail how resources are deployed to meet business needs, including key assumptions and trends. All financial plans are subject to scenario planning and sensitivity testing to ensure robustness.

1.4 A full risk appraisal is undertaken on all large scale capital projects, which gives a detailed record of all identified risks; this review is presented to the Committee for a full discussion before formal approval is given by the Committee.

1.5 Treasury Management includes managing all short and medium term cash flow requirements, withdrawing funds and managing assets' security. In protecting financial resources it is ensured that investment decisions are properly assessed and that appropriate financial returns are delivered.

## **2 Reactive / Planned Maintenance**

2.1 A key aim for the Association is to ensure that properties meet or exceed national standards. The 30 year planned maintenance programme and cash projections take account of investment in modernising and repairing houses, and in improving the social and physical nature of the community to protect and enhance the assets which underpin the Association's funding.

## **3 Asset Management**

3.1 Currently, selective cyclical and planned maintenance programmes are being undertaken which includes renewals to boilers and kitchens, and cyclical painterwork. Landlord compliance in a range of health and safety measures are a salient part of our asset management work.

3.2 There is a focus to ensure updated and relevant information is held on our planned maintenance database which is key to providing information as to when property components are due to be replaced.

3.3 The asset investment plan, cashflows and 30 year financial models are aligned for consistency in order to ensure that an adequate fundable plan is in place.

## **4 Future Business Growth**

4.1 The Association currently has 595 properties across Cathcart & Mount Florida areas of Glasgow.

4.2 The Association is continually looking into ways of increasing its housing stock and is in ongoing discussions with other organisations about new developments.

4.3 A full risk appraisal and feasibility study is undertaken on all large scale projects being presented to the Committee for discussion and formal approval.

## **5 Governance Arrangements**

5.1 The Association has completed a strategic review to ensure compliance with best practice. As required, the Association completed the Scottish Housing Regulator's Annual Assurance Statement in September 2022, confirming compliance with Regulatory Standards.

5.2 Currently governance operates through the Committee of Management which consists of current / former tenants of the Association and other interested individuals.

5.3 Each year the Committee of Management undertake an appraisal in order to assess any skills gaps on the Committee. This process allows the Committee to set a training calendar for the year ahead and identify any skill gap areas which should be targeted through Committee recruitment.

## **6 Provision of Services**

6.1 The Association currently employs 16 members of staff on a full and part time basis.

6.2 Looking towards the future, the Association will ensure that the services it provides continue to meet the needs of tenants, customers and the community.

### **Committee of Management and Director**

The Committee of Management and Director of the Association are listed on page 1.

Each member of the Committee of Management holds one fully paid share of £1 in the Association. The Executive Officer of the Association holds no interest in the Association's share capital and although not having the legal status of director, acts as an executive within the authority delegated by the Committee.

### **Statement of the Committee's Responsibilities**

Housing Association legislation requires the Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income and expenditure of the Association for the year ended on that date. In preparing those financial statements the Committee are 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.

The Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association.

The Committee 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.

### **Statement on Internal Financial Controls**

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

- (i) The reliability of financial information used within the Association or for publication.
- (ii) The maintenance of proper accounting records, and
- (iii) The safeguarding of assets against unauthorised use or disposition.

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

- (i) Formal policies and procedures are in place including the documentation of key systems and rules relating to the delegation of authorities which allow the monitoring of controls and restrict the unauthorised use of the Association's assets. These policies and regulations are reviewed on a regular basis in accordance with a structured programme.
- (ii) Experienced and suitably qualified staff take responsibility for important business functions. Their development and performance are monitored through an annual appraisal system and regular one to one meetings.

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for the year ended 31st March 2023

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- (iii) Forecasts and budgets are prepared which allow the Committee and Management to monitor the key business risks and financial objectives and progress towards financial plans set for the year and the medium term; regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate.
- (iv) Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies.
- (v) All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Committee of Management.
- (vi) Together with the Audit Committee, the Committee of Management reviews reports from management and from the internal and external auditors to provide reasonable assurance that control procedures are in place and are being followed. This includes a general review of the major risks facing the Association.
- (vii) Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.
- (viii) An annual programme of performance and service review and improvement is approved by the Committee with progress regularly reviewed.

The Committee of Management has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2023 and also for the period up to the signing of this report. No significant control weaknesses were found in 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.

In so far as the Committee are aware:

- (i) There is no relevant audit information (information needed by the Association's auditors in connection with preparing their report) of which the Association's auditors are unaware, and
- (ii) The Committee has taken all steps that they ought to have taken to make themselves aware of the relevant audit information and to establish that the Association's auditors are aware of that information.

**Auditors**

A resolution to re-appoint the Auditors, Findlays, Chartered Accountants, will be proposed at the Annual General Meeting.

By order of the Committee

Secretary

4 July 2023

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CATHCART & DISTRICT HOUSING ASSOCIATION LIMITED

**Opinion**

We have audited the financial statements of Cathcart & District Housing Association Limited for the year ended 31 March 2023 which comprise statements of comprehensive income, financial position, cash flows, changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 its income and expenditure 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 for opinion**

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

**Conclusions relating to going concern**

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

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

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

# CATHCART & DISTRICT ASSOCIATION LIMITED

## REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CATHCART & DISTRICT HOUSING ASSOCIATION LIMITED

#### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Board are responsible for the other information contained within the annual report. 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. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Matters on which we are required to report by exception**

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

- the Association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the Statement of Comprehensive Income and Statement of Financial Position and any other statements to which our report relates are not in agreement with the Association's books of account; or
- we have not obtained all the information and explanations necessary for the purposes our audit.

#### **Responsibilities of the Board**

As explained more fully in the Board's responsibilities statement set out on page 4, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Association or to cease operations, or has 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.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CATHCART & DISTRICT HOUSING ASSOCIATION LIMITED**

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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

**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 identified the laws and regulations applicable to the Association through discussions with directors and other management, and from our knowledge and experience of the social housing 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, the Housing (Scotland) Act 2010, SHR regulatory requirements, taxation legislation and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting relevant 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 management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

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

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

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CATHCART & DISTRICT HOUSING ASSOCIATION LIMITED

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;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators including the SHR, Health and Safety Executive, and the company's legal advisors.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report..

**Use of our report**

This report is made solely to the Association's members, as a body, in accordance with section 87 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.

Sandy Squires, CA (Senior Statutory Auditor)  
For and on Behalf of Findlays  
Chartered Accountants and Statutory Auditor  
11 Dudhope Terrace  
Dundee  
DD3 6TS

Date: 4 July 2023

CATHCART & DISTRICT ASSOCIATION LIMITED

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for the year ended 31st March 2023

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## **REPORT BY THE AUDITORS ON CORPORATE GOVERNANCE MATTERS**

In addition to our audit of the financial statements, we have reviewed your statement on pages 5 & 6 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes 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 on Internal Financial Control on pages 5 & 6 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are 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 Committee of Management and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Committee of Management'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 within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

Sandy Squires, CA (Senior Statutory Auditor)  
For and on Behalf of Findlays  
Chartered Accountants and Statutory Auditor  
11 Dudhope Terrace  
Dundee  
DD3 6TS

Date: 4 July 2023

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STATEMENT OF COMPREHENSIVE INCOME

	Notes	2023 £	2022 £
Turnover	2	2,492,505	2,656,920
Operating expenditure	2	(2,566,248)	(2,298,695)
<b>Operating surplus / (deficit)</b>		<u>(73,743)</u>	<u>358,225</u>
Gain/(loss) on disposal of tangible fixed assets		-	-
Gain/(loss) on revaluation		251,600	-
Interest receivable and other income	7	12,811	216
Interest payable and similar charges	8	(156,306)	(128,267)
Other finance charges	8	(1,634)	(5,634)
<b>Surplus / (deficit) for the year</b>		<u>32,728</u>	<u>224,540</u>
Actuarial gain / (loss) in respect of pension schemes	21	(68,055)	165,451
<b>Total comprehensive income for the year</b>		<u><b>(35,327)</b></u>	<u><b>389,991</b></u>

All amounts relate to continuing activities.

Gain on revaluation relates to properties previously impaired that are now being held for sale.

The notes on pages 16 to 39 form part of the Financial Statements

CATHCART & DISTRICT ASSOCIATION LIMITED

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for the year ended 31st March 2023

STATEMENT OF FINANCIAL POSITION

	Notes	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets - social housing	11	12,925,308	12,281,537
Other tangible assets - plant and equipment	12	131,370	142,670
		<u>13,056,678</u>	<u>12,424,207</u>
<b>Current assets</b>			
Stock	13	296,000	-
Trade and other debtors	14	512,123	417,071
Cash and cash equivalents		1,072,361	1,966,298
		<u>1,880,484</u>	<u>2,383,369</u>
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	15	(624,761)	(777,097)
<b>Net current assets / (liabilities)</b>		<u>1,255,723</u>	<u>1,606,272</u>
<b>Total assets less current liabilities</b>		14,312,401	14,030,479
Creditors: amounts falling due after more than one year	16	(3,630,054)	(3,849,602)
<b>Deferred income</b>			
Deferred capital grants - Social Housing Grants	19	(3,231,119)	(2,726,322)
Pension Scheme liability	21	(113,000)	(81,000)
<b>Total net assets</b>		<u><u>7,338,228</u></u>	<u><u>7,373,555</u></u>
<b>Capital and reserves</b>			
Share capital	17	69	69
Income and expenditure reserve	18	7,338,159	7,373,486
		<u>7,338,228</u>	<u>7,373,555</u>

The financial statements were approved by the Committee of Management on 4 July 2023 and were signed on its behalf by:

..... Secretary  
 ..... Committee member  
 ..... Committee member

The notes on pages 16 to 39 form part of these financial statements.

CATHCART & DISTRICT ASSOCIATION LIMITED

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for the year ended 31st March 2023

STATEMENT OF CHANGES IN RESERVES

	Share Capital £	Income & Expenditure Reserve £	Total £
<b>At 1 April 2022</b>	<b>69</b>	<b>7,373,486</b>	<b>7,373,555</b>
Surplus / (deficit) for the year	-	32,728	32,728
Issue of shares	3	-	3
Shares cancelled	(3)	-	(3)
Pension plan	-	(68,055)	(68,055)
Revaluation of tangible fixed assets	-	-	-
<b>At 31 March 2023</b>	<b>69</b>	<b>7,338,159</b>	<b>7,338,228</b>

	Share Capital £	Income & Expenditure Reserve £	Total £
<b>At 1 April 2021</b>	<b>69</b>	<b>6,983,495</b>	<b>6,983,564</b>
Surplus / (deficit) for the year	-	224,540	224,540
Issue of shares	1	-	1
Shares cancelled	(1)	-	(1)
Pension plan	-	165,451	165,451
<b>At 31 March 2022</b>	<b>69</b>	<b>7,373,486</b>	<b>7,373,555</b>

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STATEMENT OF CASH FLOWS

	Notes	2023 £	2022 £
<b>Net cash generated from operating activities</b>	25	<b>154,961</b>	<b>477,230</b>
<b>Cash flow from investing activities</b>			
Payments to acquire and develop housing properties		(1,200,546)	(737,587)
Purchase to acquire other assets		(18,434)	(4,384)
Grants received		531,977	246,629
Interest received		12,811	216
Proceeds of fixed assets		-	-
		-----	-----
		(674,192)	(495,126)
<b>Cash flow from financing activities</b>			
Interest and other finance charges paid		(156,306)	(128,267)
Repayments of borrowings		(218,403)	(205,159)
Issue of share capital		3	1
		-----	-----
<b>Net cash flow from financing activities</b>		<b>(374,706)</b>	<b>(333,425)</b>
		-----	-----
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>(893,937)</b>	<b>(351,321)</b>
<b>Cash and cash equivalents at 1 April 2022</b>		1,966,298	2,317,619
		-----	-----
<b>Cash and cash equivalents at 31 March 2023</b>		<b>1,072,361</b>	<b>1,966,298</b>
		=====	=====

# CATHCART & DISTRICT ASSOCIATION LIMITED

## REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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### NOTES TO THE FINANCIAL STATEMENTS

#### 1. **Principal Accounting Policies**

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 (FRS 102) and the Statement of Recommended Practice for social housing providers 2018 (SORP 2018) and the Scottish Housing Regulator's Determination of Accounting Requirements 2019.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

#### **Basis of Accounting**

Cathcart & District Association Limited meets the definition of a public benefit entity under FRS 102.

Cathcart & District Association Limited is a Registered Social Landlord, incorporated in Scotland within the United Kingdom. The address of the registered office is given in the Association information page of these financial statements.

The financial statements are presented in sterling which is the functional currency of the Association.

#### **Turnover**

Turnover represents rental and service charge income, fees, grants receivable and other income.

#### **Social Housing Grants**

Social Housing Grants and Other Capital Grants are accounted for using the accrual method as outlined in section 24 of FRS102. Grants are treated as deferred income and recognised as income on a systematic basis over the expected useful life of the property and assets, to which it relates.

Social Housing Grant received in respect of revenue expenditure is credited as income in the same period as the expenditure to which it relates.

# CATHCART & DISTRICT ASSOCIATION LIMITED

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for the year ended 31st March 2023

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### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### **Housing Properties**

In prior years housing properties were professionally valued on an existing use basis where surpluses and deficits were reflected in the revaluation reserve. On transition to FRS102 the Association exercised the option to adopt these values as the deemed cost.

Housing property values are now stated at deemed cost or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost (or valuation), less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

<u>Component</u>	<u>Economic Life</u>
Structure	100 years
Roof	60 years
Electrics	30 years
Windows	30 years
Central heating systems	30 years
Boilers	15 years
Bathrooms	25 years
Kitchens	20 years

Housing properties under construction are not depreciated until they are in use.

Major components of housing properties, such as roofs, windows, bathrooms, kitchens and heating, have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

Valuation movements for Housing Properties Held for Letting are allocated to land and structure in accordance with SORP 2018. The Committee of Management believe the valuation of all other components is reasonably equal to the depreciated historical costs (net of grants) of such components.

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NOTES TO THE FINANCIAL STATEMENTS (continued)

**Other Non-current assets**

The Association's assets other than land are written off at rates calculated to write off the cost of each asset less any grant received evenly over their expected useful economic lives as follows:

Computer equipment	33% straight-line
Furniture & fittings	10% straight-line
Other equipment	15% straight-line
Motor vehicles	25% straight-line

Leasehold improvements are stated at cost less accumulated depreciation. Depreciation is charged at an annual rate to write off the leasehold improvements over the term of the lease.

**Works to Existing Properties**

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the property, thereby enhancing the economic benefits of the assets, are capitalised as improvements. Works to existing properties which do not result in the enhancement of economic benefits are charged to the Statement of Comprehensive Income

**Capitalisation of Development Overheads**

Costs which are directly attributable to bring assets into working condition are included in housing properties cost during development and component replacement. Directly attributable costs include direct labour costs of the Association and incremental costs which would have been avoided only if the development or component replacement was not taking place. All other development costs are written off to the Statement of Comprehensive Income in the period in which it occurs.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Statement of Comprehensive Income in other administrative expenses.

**Loans and borrowings**

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction, it is measured at present value.

## **Provisions for liabilities**

### **Pensions**

The Association participates in the Scottish Housing Association Pension Scheme (SHAPS). Retirement benefits for employees of the Association are funded by contributions from all participating employers and employees in the scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating Associations taken as a whole.

The Association now accounts for this as a defined benefit scheme in accordance with FRS 102.

### **Leases**

Assets acquired under finance leases are capitalised and depreciated over the shorter of the lease term and the expected useful life of the asset. Minimum lease payments are apportioned between the finance charge and the reduction of the outstanding lease liability using the effective interest method. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the period of the lease.

### **Accruals and Deferred Income**

Non- government grants in relation to capital expenditure are written off to the Statement of Comprehensive Income in the year in which they are receivable.

### **Significant Estimates**

The preparation of financial statements requires the use of certain accounting judgements and estimates. It also requires the Committee of Management to exercise judgment in applying the Association's accounting policies. The areas requiring the use of significant estimates are disclosed below.

#### **Rent Arrears - Bad Debt Provision**

The Association's bad debt provision is based on percentages of rent arrears existing at the year end.

#### **Useful life of Properties, Plant and Equipment**

The Association estimates the useful life of properties, plant and equipment, as well as components thereof, and estimates an annual charge to be depreciated. Housing property estimates are made in reference to surveys carried out by external surveyors.

#### **Defined Pension Liability**

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

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

2. Particulars of Turnover, Cost of Sales, Operating Costs & Operating Surplus

		<b>2023</b>		
		<b>Turnover</b>	<b>Operating Costs</b>	<b>Operating Surplus/ (Deficit)</b>
		<b>£</b>	<b>£</b>	<b>£</b>
Social Lettings	Note 3	2,382,638	2,410,600	(27,962)
Other activities	Note 4	109,867	155,648	(45,781)
		-----	-----	-----
Total		2,492,505	2,566,248	(73,743)
		=====	=====	=====
		 <b>2022</b>		
		<b>Turnover</b>	<b>Operating Costs</b>	<b>Operating Surplus/ (Deficit)</b>
		<b>£</b>	<b>£</b>	<b>£</b>
Social Lettings	Note 3	2,595,548	2,202,081	393,467
Other activities	Note 4	61,372	96,614	(35,242)
		-----	-----	-----
Total		2,656,920	2,298,695	358,225
		=====	=====	=====

## NOTES TO THE FINANCIAL STATEMENTS (continued)

## 3. Particulars of Income &amp; Expenditure From Social Letting Activities

	<b>2023</b>	<b>2022</b>
	<b>Total</b>	<b>Total</b>
	£	£
<b>Income from Letting</b>		
Rent Receivable	2,444,499	2,278,607
Less: Rent Losses from Voids	(114,636)	(20,675)
Net Rent Receivable	<u>2,329,863</u>	<u>2,257,932</u>
Release of Deferred capital grant	27,180	304,760
Revenue Grant from local authority	25,595	32,856
<b>Total Turnover from Letting Activities</b>	<b><u>2,382,638</u></b>	<b><u>2,595,548</u></b>
<b>Expenditure on Social Letting Activities</b>		
Stage 3 Adaptations	(23,268)	(19,975)
Management and maintenance admin costs	(1,160,802)	(1,039,024)
Reactive maintenance	(403,937)	(350,118)
Planned and cyclical	(329,358)	(172,765)
Bad debts – rents and service charges	19,140	(26,983)
Depreciation of social housing	(512,375)	(593,216)
<b>Total Operating Costs</b>	<b><u>(2,410,600)</u></b>	<b><u>(2,202,081)</u></b>
<b>Operating Surplus/(Deficit)</b>	<b><u>(27,962)</u></b>	<b><u>393,467</u></b>

Depreciation of social housing includes impairment of £nil (2022 - £195,800). Release of deferred capital grant includes accelerated amortisation of £nil (2022 - £279,260) relating to the same properties which were adjusted for impairment.

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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NOTES TO THE FINANCIAL STATEMENTS (continued)

4. Particulars of Turnover, Operating Costs and Operating Surplus or Deficit from Other Activities

	Other Income £	Operating Costs £	2023 Total £	2022 Total £
Wider Role	2,158	(45,019)	(42,861)	(18,369)
- Factoring	103,419	(103,419)	-	-
Development Activities	-	-	-	-
Other Activities	4,290	(7,210)	(2,920)	(16,873)
Total for other activities for 2023	<u>109,867</u>	<u>(155,648)</u>	<u>(45,781)</u>	<u>(35,242)</u>
Total for other activities for 2022	<u>61,372</u>	<u>(96,614)</u>	<u>(35,242)</u>	

## NOTES TO THE FINANCIAL STATEMENTS (continued)

5. **Key Management Personnel Emoluments**

As per the Scottish Housing Regulator's Determination of Accounting Requirements 2021, disclosure of key management personnel's emoluments exceeding £60,000 per annum is required.

	2023 £	2022 £
Aggregate emoluments payable to key management personnel with emoluments greater than £60,000		
Emoluments excluding employers pension	78,100	74,592
Employers pension contributions	7,105	6,825
Total emoluments payable	85,205 =====	81,417 =====

The emoluments payable to, or received by, the Director amount to :

Emoluments excluding employers pension	78,100	74,592
Employers pension contributions	7,105	6,825
Total emoluments payable	85,205 =====	81,417 =====

Total expenses reimbursed to the committee in so far as not chargeable  
To the United Kingdom income tax.

1,359	75
=====	=====

The emoluments of key management personnel (excluding pension contributions) were within the following ranges :-

£60,001 to £70,000	-	-
£70,001 to £80,000	1	1
£80,001 to £90,000	-	-
	=====	=====

The key management personnel are ordinary members of the Association's pension scheme described in note 21. No enhanced or special terms apply to membership and they have no other pension arrangements to which the Association contributes. No emoluments were paid to any member of the Committee during the year.

## NOTES TO THE FINANCIAL STATEMENTS (continued)

6. **Employee Information**

	<b>2023</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>
The average monthly number of full time equivalent persons employed during the year was:	17	18
	=====	=====

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Staff costs		
Wages and salaries	573,355	556,530
Social security cost	51,276	55,963
Pension costs	54,871	56,977
	-----	-----
	679,502	669,470
	=====	=====

7. **Interest and other finance income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Interest receivable	12,811	216
	-----	-----
	12,811	216
	=====	=====

8. **Interest payable and similar charges**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	156,306	128,267
	-----	-----
	156,306	128,267

**Other finance costs**

Interest on defined benefit pension liability	1,634	5,634
	=====	=====
	157,940	133,901
	=====	=====

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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NOTES TO THE FINANCIAL STATEMENTS (continued)

9. **Surplus / (deficit) on ordinary activities**

Surplus / (deficit) on ordinary activities is stated after charging:-	2023	2022
	£	£
Loss on disposal of fixed assets	-	-
Operating lease	11,361	10,312
Depreciation/loss on sale - tangible other fixed assets	29,734	23,755
Deprecation - tangible land & buildings fixed assets	522,232	397,416
Auditors remuneration (including VAT)	10,500	6,385
Bad Debts (including provision)	(19,140)	26,983
	=====	=====

10. **Taxation**

Cathcart and District Housing Association Limited converted to a charity registered in Scotland on 7<sup>th</sup> November 2005 and, as such, is no longer subject to taxation.

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

11. **Tangible Fixed Assets - Housing Properties**

	Housing held for Letting £	Housing Properties in the Course of Construction £	Other Properties £	Total £
<b>Cost</b>				
At 1 April 2022	14,137,006	552,176	-	14,689,182
Additions	185,042	1,015,504	-	1,200,546
Transfer to completed properties	405,715	(405,715)	-	-
Transfer to Stock	(296,000)	-	-	(296,000)
Disposals	(234,949)	-	-	(234,949)
<b>At 31 March 2023</b>	<b>14,196,814</b>	<b>1,161,965</b>	<b>-</b>	<b>15,358,779</b>
<b>Depreciation</b>				
As at 1 April 2022	2,407,645	-	-	2,407,645
Charge for the year	359,021	-	-	359,021
Impairment	-	-	-	-
Revaluation	(251,600)	-	-	(251,600)
Adjustment for disposals	(81,595)	-	-	(81,595)
<b>At 31 March 2023</b>	<b>2,433,471</b>	<b>-</b>	<b>-</b>	<b>2,433,471</b>
<b>Net Book Values</b>				
As at 31 March 2023	11,763,343	1,161,965	-	12,925,308
As at 31 March 2022	11,729,361	552,176	-	12,247,267

Component replacement costs of £196,905 (2022 - £518,755) were capitalised during the year.

Total expenditure on existing properties in the year amounted to £931,620 (2022 - £1,041,638). The amount capitalised is £196,905 (2022 - £518,755) with the balance charged to the statement of comprehensive income.

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. **Tangible fixed assets - other**

	<b>Office Premises</b>	<b>Motor Vehicle</b>	<b>Office Equipment</b>	<b>Total</b>
<b>Cost</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1 April 2022	212,772	4,082	258,349	475,203
Additions	-	-	18,434	18,434
Disposals	-	-	-	-
	-----	-----	-----	-----
As at 31 March 2023	212,772	4,082	276,783	493,637
	-----	-----	-----	-----
<b>Depreciation</b>				
At 1 April 2022	82,784	3,062	246,687	332,533
Charge for year	16,248	1,020	12,466	29,734
Disposals	-	-	-	-
	-----	-----	-----	-----
As at 31 March 2023	99,032	4,082	259,153	362,267
	-----	-----	-----	-----
<b>Net Book Value</b>				
At 31 March 2023	113,740	-	17,630	131,370
	=====	=====	=====	=====
At 31 March 2022	129,988	1,020	11,662	142,670
	=====	=====	=====	=====

## NOTES TO THE FINANCIAL STATEMENTS (continued)

13. **Stock**

	<b>2023</b>	<b>2022</b>
	£	£
Closing stock	296,000	-
	-----	-----
	296,000	-
	=====	=====

The carrying amount of stocks includes £296,000 (2022 - £0) of stocks classified as part of a disposal group held for sale.

14. **Trade and other debtors**

	<b>2023</b>	<b>2022</b>
	£	£
Rent receivable	200,538	222,173
Less: Provision for Doubtful Debts	(76,000)	(94,000)
	-----	-----
	124,538	128,173
Other debtors	157,455	127,204
Prepayments and accrued income	230,130	161,694
	-----	-----
	512,123	417,071
	=====	=====

15. **Creditors : amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	£	£
Amounts falling due within one year:		
Bank loans and overdrafts	220,005	218,860
Accruals and deferred income	245,477	389,220
Rent in advance	146,908	154,397
Social security and other taxes	12,371	14,620
	-----	-----
	624,761	777,092
	=====	=====

The amounts secured are £220,005 (2022 - £218,860)

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

16. **Creditors : amounts falling due after more than one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	3,630,054	3,849,602
	-----	-----
	3,630,054	3,849,602
	=====	=====

The amounts secured are £3,630,054 (2022 - £3,849,602).

Housing Loans are secured by specific charges on the Association's properties and are repayable at varying rates of interest between 2.4% and 4.1%, with expiry between 2027 and 2040 in instalments due as follows:-

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Loan Repayment</b>		
Within one year	220,005	218,859
Between one and two years	221,596	220,183
Between two and five years	675,716	671,587
In five years or more	2,732,742	2,957,832
	-----	-----
	3,850,059	4,068,462
	=====	=====

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

17. **Share capital**

	<b>2023</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>
At 1 April 2021	69	69
Issued during the year	3	1
Cancelled during the year	(3)	(1)
	-----	-----
At 31 March 2022	69	69
	=====	=====

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.

18. **Reserves**

**Income and expenditure reserve**

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments.

19. **Deferred Income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Social housing grant		
Balance as at 1 <sup>st</sup> April	2,726,322	2,784,453
Additions in year	531,977	246,629
Amortised in year	(27,180)	(25,500)
Accelerated amortisation (due to impairment)	-	(279,260)
	-----	-----
As at 31 <sup>st</sup> March	3,231,119	2,726,322
	=====	=====

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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NOTES TO THE FINANCIAL STATEMENTS (continued)

20. **Related party transactions**

Information about related party transactions and outstanding balances is outlined below:

Members of the Committee are Related Parties of the Association as defined by the Financial Reporting Standard 102

The related party relationships of the members of the Management Committee are summarised as follows:

- 7 members are tenants of the Association
- 2 members are factored owners

Those members that are tenants of the Association have tenancies that are on the Associations normal tenancy terms and they cannot use their position to their advantage

Governing Body Members cannot use their position to their advantage. Any transactions between the Association and any entity which a Governing Body Member has a connection with is made at arm's length under normal commercial terms.

Transactions with Governing Body Members were as follows:

Rent Received from Tenants on the Committee	£29,060
Factoring Charges received from Owners on the Committee	£952
At the year end total rent arrears owed by tenant members on the committee were	£42

NOTES TO THE FINANCIAL STATEMENTS (continued)

21. **Retirement Benefits**

The Association participates in the Scottish Housing Associations' 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 pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2018. This valuation revealed a deficit of £121m. A recovery plan has been put in place to eliminate the deficit which runs to 31 March 2023 for the majority of employers, although certain employers have different arrangements.

The scheme is classified as a "last-man standing arrangement". Therefore the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

For financial years ending on or before 28 February 2019, it has not been possible for the Association to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Association has accounted for the Scheme as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Association to account for the Scheme as a defined benefit scheme.

For accounting purposes, two actuarial valuations for the scheme were carried out with effective dates of 31 March 18 and 30 September 2018. The liability figures from each valuation are rolled forward to the relevant accounting dates, if applicable, and are used in conjunction with the Association's fair share of the Scheme's total assets to calculate the Association's net deficit or surplus at the accounting period start and end dates.

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

21. Retirement Benefits (continued)

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

	2023 £(000's)	2022 £(000's)
Fair value of plan assets	1,920	2,769
Present value of defined benefit obligation	2,033	2,850
	-----	-----
Surplus (deficit) in plan	(113)	(81)
	=====	=====
Unrecognised surplus	-	-
	=====	=====

**Reconciliation of the impact of the asset ceiling**

	2023 £(000's)
Impact of asset ceiling at start of period	-
Effect of the asset ceiling included in net interest cost	-
Actuarial losses (gains) on asset ceiling	-
Impact of asset ceiling at end of period	-

**Reconciliation of opening and closing balances of the defined benefit obligation**

	2023 £(000's)
Defined benefit obligation at start of period	2,850
Current service cost	-
Expenses	2
Interest expense	79
Contributions by plan participants	-
Actuarial losses (gains) due to scheme experience	143
Actuarial losses (gains) due to changes in demographic assumptions	(41)
Actuarial losses (gains) due to changes in financial assumptions	(682)
Benefits paid and expenses	(32)
Liabilities acquired in a business combination	-
Liabilities extinguished on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
Exchange rate changes	-
	-----
Defined benefit obligation at end of period	2,033
	=====

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

21. **Retirement Benefits (continued)**

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

	<b>2023</b>
	<b>£(000's)</b>
Fair value of plan assets at start of period	2,769
Interest income	77
Experience on plan assets (excluding in interest income) - gain (loss)	(940)
Contributions by the employer	46
Contributions by plan participants	-
Benefits paid and expenses	(32)
Assets acquired in a business combination	-
Assets distributed on settlements	-
Exchange rates changes	-
	-----
Fair value of plan assets at end of period	1,920
	=====

The actual return on the plan assets (including any changes in share of assets over the period from 31 March 2022 to 31 March 2023 was £863,000.

**Defined benefit costs recognised in statement of comprehensive income (SOCl)**

	<b>2023</b>
	<b>£(000's)</b>
Current service cost	-
Expenses	2
Net interest expense	2
Losses (gains) on business combinations	-
Losses (gains) on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
	-----
Defined benefit costs recognised in statement of comprehensive income (SoCl)	4
	=====

**Defined benefit costs recognised in other comprehensive income**

	<b>2023</b>
	<b>£(000's)</b>
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(940)
Experience gains and losses arising on the plan liabilities - gain (loss)	143
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	41
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	682
Total actuarial gains and losses (before restriction due to some of the surplus not being recognised) gains (loss)	(74)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-
	-----
Total amount recognised in other comprehensive income - gain (loss)	(74)
	=====

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

21. Retirement Benefits (continued)

**ASSETS**

	2023 £(000's)	2022 £(000's)
Global Equity	51	547
Absolute Return	26	127
Distressed Opportunities	59	99
Credit Relative Value	73	89
Alternative Risk Premia	11	114
Emerging Markets Debt	15	103
Risk Sharing	140	90
Insurance -Linked Securities	53	58
Property	80	72
Infrastructure	207	173
Private Debt	86	70
Opportunistic Illiquid Credit	85	92
High Yield	10	27
Opportunistic Credit	-	10
Cash	8	8
Corporate Bond Fund	2	175
Liquid Credit	-	18
Long Lease Property	64	80
Secured Income	128	148
Over 15 year Gifts	-	1
Currency Hedging	814	(10)
Liability Driven Investment	4	669
Net Current Assets	4	9
	-----	-----
Total Assets	1,920	2,769
	=====	=====

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

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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NOTES TO THE FINANCIAL STATEMENTS (continued)

21. **Retirement Benefits (continued)**

**KEY ASSUMPTIONS**

	<b>2023</b>	<b>2022</b>
	<b>% per annum</b>	<b>% per annum</b>
Discount Rate	4.90	2.79
Inflation (RPI)	3.21	3.66
Inflation (CPI)	2.69	3.23
Salary Growth	3.69	4.23
Allowance for commutation of pension for cash at retirement	75% max allow	75% max allow

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

	<b>Life expectancy</b>
	<b>At age 65</b>
	<b>(Years)</b>
Male retiring in 2022	20.5
Female retiring in 2022	23.0
Male retiring in 2042	21.7
Female retiring in 2042	24.4

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

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NOTES TO THE FINANCIAL STATEMENTS (continued)

22. **Legislative Provisions**

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014.

23. **Housing Stock**

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

	<b>2023</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>
General needs - New Build	43	43
- Rehabilitation	529	530
Unimproved	23	23
	-----	-----
	595	596
	=====	=====

Reduction of one unit relates to two properties being amalgamated into one.

24. **Operating Leases**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<u>Expiry Date</u>		
Within 1 year	11,361	10,312
Between 2-5 years	2,884	-
Over 5 years	-	-
	-----	-----
	14,245	10,312
	=====	=====

CATHCART & DISTRICT ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31st March 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

25. <b>Cash flow from operating activities</b>	<b>2023</b> £	<b>2022</b> £
Surplus / (deficit) for the year	(73,743)	358,225
Depreciation and impairment of tangible fixed assets	542,110	616,971
Release of Deferred grant	(27,180)	(304,760)
(Increase) / decrease in stock	-	590
(Increase) / decrease in trade and other debtors	(95,053)	(59,890)
Increase / (decrease) in trade and other creditors	(153,481)	(60,722)
Shares cancelled	(3)	(1)
Net pension liability movement excluding actuarial	(37,689)	(73,183)
Adjustment for non-cash items	-	-
	-----	-----
<b>Net cash flow from operating activities</b>	<b>154,961</b>	<b>477,230</b>
	=====	=====

26. <b>Reconciliation of net cash flow to movement in net debt</b>	<b>2023</b> £	<b>2022</b> £
Increase/(decrease) in cash	(893,937)	(351,321)
Cashflow from change in net debt	218,403	208,160
	-----	-----
Net debt at 1 <sup>st</sup> April 2022	(675,534) (2,102,163)	(143,161) (1,959,002)
	-----	-----
Net debt at 31 <sup>st</sup> March 2023	(2,777,697)	(2,102,163)
	=====	=====

**Analysis of changes in net debt**

	<b>At 1<sup>st</sup> April 2022</b> £	<b>Cashflows</b> £	<b>Other changes</b> £	<b>At 31<sup>st</sup> March 2023</b> £
Cash and cash equivalents	1,966,298	(893,937)	-	1,072,361
Bank overdrafts	-	-	-	-
	-----	-----	-----	-----
	1,966,298	(893,937)	-	1,072,361
Debt : due within one year	(218,860)	(1,145)	-	(220,005)
due after more than one year	(3,849,602)	219,548	-	(3,630,054)
	-----	-----	-----	-----
Net debt	(2,102,164)	(675,534)	-	(2,777,697)
	=====	=====	=====	=====

## NOTES TO THE FINANCIAL STATEMENTS (continued)

**27. Contingent Liabilities**

The Association has been notified by the Pensions Trust of the estimated employer debt on withdrawal from the SFHA Scheme based on the financial position of the Scheme as at 30 September 2021 (latest valuation). The estimated employer debt for the Association was £1,223,233. The Association has no intentions of withdrawing from the scheme and consequently no provision has been made in the financial statements.

**28. Capital Commitments**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Expenditure contracted but not provided for in accounts	<u>63,504</u>	<u>964,820</u>
Expenditure authorised by the management committee not contracted for	<u>-</u>	<u>-</u>
Funded by:		
Social Housing Grant	-	-
Other grants and contributions	31,752	379,735
Reserves	<u>31,752</u>	<u>585,085</u>
	<u>63,504</u>	<u>964,820</u>