

Landlord Name:	Trust Housing Association Ltd
RSL Reg No.:	143
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Approval

A1.1	Date approved	09/09/2022
A1.2	Approver	Zoe Purdie
A1.3	Approver job title	Director of Finance



STATEMENT OF COMPREHENSIVE INCOME

	Current Year	Prior Year
	£'000	£'000
Turnover	34,224.0	32,737.0
Operating costs	(31,816.0)	(28,455.0)
Gain/(loss) on disposal of property, plant and equipment	(152.0)	(16.0)
Exceptional items	0.0	0.0
Operating surplus/(deficit)	2,256.0	4,266.0
Share of operating surplus/(deficit) in joint ventures and associates	0.0	0.0
Interest receivable	0.0	1.0
Interest payable	(1,046.0)	(1,191.0)
Other financing (costs)/income	0.0	0.0
Release of negative goodwill	0.0	0.0
Movement in fair value of financial instruments	0.0	0.0
Decrease in valuation of housing properties	0.0	0.0
Reversal of previous decrease in valuation of housing properties	0.0	0.0
Total	(1,046.0)	(1,190.0)
Surplus/(deficit) before tax	1,210.0	3,076.0
Tax (payable)/recoverable	0.0	0.0
Surplus/(deficit) for the year	1,210.0	3,076.0
Actuarial (loss)/gain in respect of pension schemes	2,428.0	(3,660.0)
Change in fair value of hedged financial instruments	0.0	0.0
Total comprehensive income for the year	3,638.0	(584.0)

STATEMENT OF CHANGES IN EQUITY

	Share capital	Revenue reserve Restricted fund	Revenue reserve Unrestricted fund	Restricted reserve	Revaluation reserve
	£'000	£'000	£'000	£'000	£'000
Balance at end of the previous year	0.0	0.0	34,521.0	112.0	0.0
Opening balance adjustments	0.0	0.0	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	0.0	0.0	3,638.0	0.0	0.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0	0.0	0.0
Balance at end of the current year	0.0	0.0	38,159.0	112.0	0.0

	Total excluding non-controlling interest	Non-controlling interest	Total including non-controlling interest
	£'000	£'000	£'000
Balance at end of the previous year	34,633.0	0.0	34,633.0
Opening balance adjustments	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	3,638.0	0.0	3,638.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0
Balance at end of the current year	38,271.0	0.0	38,271.0

STATEMENT OF FINANCIAL POSITION

	Current Year	Prior Year
	£'000	£'000
<u>Non-current assets</u>		
Intangible assets and goodwill	0.0	0.0
Housing properties - NBV	155,040.0	151,793.0
Negative goodwill	0.0	0.0
Net housing assets	155,040.0	151,793.0
Non-current investments	0.0	0.0
Other plant, property and equipment	3,229.0	3,357.0
Investments in joint ventures and associates	0.0	0.0
Total non-current assets	158,269.0	155,150.0
Receivables due after more than one year	0.0	0.0
<u>Current assets</u>		
Investments	0.0	0.0
Stock and work in progress	0.0	0.0
Trade and other receivables due within one year	1,811.0	2,417.0
Cash and cash equivalents	23,973.0	3,363.0
Total current assets	25,784.0	5,780.0
Payables: amounts falling due within one year	(8,533.0)	(7,386.0)
<u>Deferred income: amounts falling due within one year</u>		
Scottish housing grants (SHG)	(3,675.0)	(5,527.0)
Other grants	0.0	0.0
Total deferred income: amounts falling due within one year	(3,675.0)	(5,527.0)
Net current assets/(liabilities)	13,576.0	(7,133.0)
Total assets less current liabilities	171,845.0	148,017.0
Payables: amounts falling due after more than one year	(52,253.0)	(29,184.0)
Provisions	(225.0)	0.0
Pension asset/(liability)	0.0	(3,357.0)
<u>Deferred income: amounts falling due after more than one year</u>		
Scottish housing grants (SHG)	(81,096.0)	(80,843.0)
Other grants	0.0	0.0
Total deferred income: amounts falling due after more than one year	(81,096.0)	(80,843.0)
Total long term liabilities	(133,574.0)	(113,384.0)
Net assets	38,271.0	34,633.0
<u>Capital and reserves</u>		
Share capital	0.0	0.0
Revaluation reserves	0.0	0.0
Restricted reserves	112.0	112.0
Revenue reserves	38,159.0	34,521.0
Total reserves	38,271.0	34,633.0

STATEMENT OF CASH FLOWS

	Current Year	Prior Year
	£'000	£'000
Net cash inflow/(outflow) from operating activities	4,100.0	4,542.0
Tax (paid)/refunded	0.0	0.0
<u>Cash flow from investing activities</u>		
Acquisition and construction of properties	(9,244.0)	(6,449.0)
Purchase of other non-current assets	(408.0)	(192.0)
Sales of properties	0.0	0.0
Sales of other non-current assets	0.0	0.0
Capital grants received	4,000.0	849.0
Capital grants repaid	0.0	0.0
Interest received	0.0	1.0
Net cash inflow/(outflow) from investing activities	(5,652.0)	(5,791.0)
<u>Cash flow from financing activities</u>		
Interest paid	(1,046.0)	(1,191.0)
Interest element of finance lease rental payment	0.0	0.0
Share capital received/(repaid)	0.0	0.0
Funding drawn down	25,350.0	5,750.0
Funding repaid	(2,142.0)	(4,597.0)
Early repayment and associated charges	0.0	0.0
Capital element of finance lease rental payments	0.0	0.0
Withdrawal from deposits	0.0	0.0
Net cash inflow/(outflow) from financing activities	22,162.0	(38.0)
Net change in cash and cash equivalents	20,610.0	(1,287.0)
Cash and cash equivalents at end of the previous year	3,363.0	4,650.0
Cash and cash equivalents Opening balance adjustment	0.0	0.0
Cash and cash equivalents at end of the current year	23,973.0	3,363.0

Particulars of turnover, operating costs and operating surplus or deficit – Current Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	32,220.0	(29,834.0)	2,386.0
Other activities	2,004.0	(1,982.0)	22.0
Total	34,224.0	(31,816.0)	2,408.0

Particulars of turnover, operating costs and operating surplus or deficit – Prior Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	30,621.0	(26,383.0)	4,238.0
Other activities	2,116.0	(2,072.0)	44.0
Total	32,737.0	(28,455.0)	4,282.0

Particulars of turnover, operating costs and operating surplus or deficit from affordable letting activities

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
	£'000	£'000	£'000	£'000	£'000	£'000
Rent receivable	5,352.0	15,674.0	125.0	0.0	21,151.0	20,581.0
Service charges	376.0	8,219.0	0.0	0.0	8,595.0	7,671.0
Gross income	5,728.0	23,893.0	125.0	0.0	29,746.0	28,252.0
Voids	(12.0)	(1,091.0)	0.0	0.0	(1,103.0)	(771.0)
Net income	5,716.0	22,802.0	125.0	0.0	28,643.0	27,481.0
Grants released from deferred income	0.0	0.0	0.0	0.0	0.0	0.0
Revenue grants from Scottish Ministers	1,075.0	2,482.0	20.0	0.0	3,577.0	3,140.0
Other revenue grants	0.0	0.0	0.0	0.0	0.0	0.0
Total turnover: letting	6,791.0	25,284.0	145.0	0.0	32,220.0	30,621.0
Management and maintenance administration costs	(2,029.0)	(12,122.0)	(39.0)	0.0	(14,190.0)	(12,575.0)
Service costs	(461.0)	(4,733.0)	0.0	0.0	(5,194.0)	(5,466.0)
Planned maintenance	(598.0)	(1,140.0)	0.0	0.0	(1,738.0)	(766.0)
Reactive maintenance	(896.0)	(1,867.0)	(1.0)	0.0	(2,764.0)	(2,213.0)
Bad debts written (off)/back	(44.0)	(99.0)	0.0	0.0	(143.0)	(29.0)
Depreciation: housing	(2,262.0)	(3,520.0)	(23.0)	0.0	(5,805.0)	(5,334.0)
Impairment	0.0	0.0	0.0	0.0	0.0	0.0
Operating costs	(6,290.0)	(23,481.0)	(63.0)	0.0	(29,834.0)	(26,383.0)
Operating surplus/(deficit)	501.0	1,803.0	82.0	0.0	2,386.0	4,238.0

Prior Year

Total turnover: letting	6,611.0	23,887.0	123.0	0.0
Operating costs	(4,855.0)	(21,493.0)	(35.0)	0.0
Operating surplus/(deficit)	1,756.0	2,394.0	88.0	0.0

Particulars of turnover, operating costs and operating surplus or deficit from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total turnover	Other operating costs	Current Year Operating surplus/(deficit)	Prior Year Operating surplus/(deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Wider role	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Care and repair	27.0	0.0	0.0	0.0	27.0	0.0	27.0	(26.0)
Investment property activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Factoring	0.0	0.0	0.0	0.0	0.0	0.0	0.0	(3.0)
Support activities	0.0	0.0	1,853.0	0.0	1,853.0	(1,923.0)	(70.0)	4.0
Care activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contracted out services undertaken for RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contracted out services undertaken for others	0.0	0.0	0.0	42.0	42.0	0.0	42.0	53.0
Developments for sale to RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developments for sale to non-RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncapitalised development administration costs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other activities	0.0	2.0	0.0	80.0	82.0	(59.0)	23.0	16.0
Current Year Total	27.0	2.0	1,853.0	122.0	2,004.0	(1,982.0)	22.0	
Prior Year Total	27.0	54.0	1,895.0	140.0	2,116.0	(2,072.0)	44.0	

ANALYSIS - UNITS

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
Units owned and managed at year end	1,292	2,337	35	0	3,664	3,665
Units managed, not owned at year end	0	0	0	0	0	0
Units owned, not managed at year end	72	0	0	0	72	72
Units held for demolition at year end	0	0		0	0	0
Total units owned / managed	1,364	2,337	35	0	3,736	3,737

COST PER UNIT - Current Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,488	£5,187	£1,114	-	£3,798
Planned maintenance	£438	£488	£0	-	£465
Reactive maintenance	£657	£799	£29	-	£740
Total direct maintenance	£1,095	£1,287	£29	-	£1,205
Total management & maintenance	£2,583	£6,474	£1,143	-	£5,003

COST PER UNIT - Prior Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,348	£4,582	£821		£3,365
Planned maintenance	£123	£256	£0		£205
Reactive maintenance	£395	£716	£26		£592
Total direct maintenance	£518	£973	£26		£797
Total management & maintenance	£1,866	£5,555	£846		£4,162

SUPPLEMENTARY ITEMS

	Current Year	Prior Year
	£'000	£'000
Chief Executive emoluments excluding pension contributions	135.0	129.0
Total key management personnel emoluments	997.0	753.0
Total staff costs	12,648.0	11,568.0
External auditors' fees – audit	23.0	15.0
External auditors' fees – other	0.0	0.0
Capitalised maintenance costs	5,983.0	6,239.0
Capitalised development administration costs	0.0	0.0
Capitalised interest costs	0.0	0.0
Accumulated depreciation	100,663.0	95,337.0
Receivables - gross rental	763.0	
Receivables – bad debt provision	(374.0)	(374.0)
Receivables - net rental	389.0	348.0
Total Pension deficit recovery payments due	518.0	1,522.0
Housing loans due within one year	2,259.0	2,553.0
Housing loans due after more than one year	52,253.0	29,184.0
Other loans due within one year	0.0	0.0
Other loans due after more than one year	0.0	0.0
Overdraft / bridging finance	0.0	0.0
Intra-group loans due within one year	0.0	0.0
Intra-group loans due after more than one year	0.0	0.0
Intra-group lending	0.0	0.0
Intra-group receivables (trading)	0.0	0.0
Other intra-group payables (trading)	0.0	0.0

CONTEXTUAL INFORMATION

CONTEXT INFORMATION			
Accounting year end	March		
Date financial statements authorised	09/09/2022		
Are the financial statements qualified?	No		
Were there any emphasis of matter points raised in the audit report?	No		
External auditors' name	Anderson, Anderson & Brown LLP		
Number of years since a full procurement exercise was undertaken for the external auditor	1		
Internal auditors' name	BDO		
Number of years since a full procurement exercise was undertaken for the internal auditor	1		
Do you have an Audit Committee?	Yes		
Do you have a Treasury Management Strategy?	Yes		
How do you account for capital grant income?	Accruals method		
Calendar year of last housing asset revaluation	N/A		
Contingent liabilities	Legal action		
	LSVT contract compliance		
	Pension		
	Repayment of SHG		
	Other		X
	None		
SHAPS financial assessment risk rating	Low		
Are you appealing this risk rating?	No		
How many staff members not currently contributing to any scheme?	273		

Staff Pension Schemes

Which scheme(s) are you members of?	How many participating members in each scheme?
SHAPS CARE 80th	7
SHPS CARE 120th	1
SHAPS DC	92
Employee Personal Pension Plan	5
The People's Pension	343

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RATIOS

	Current Year	Prior Year	Prior Year Sector Median
Financial capacity			
Interest cover	392.0%	381.4%	442.1%
Gearing	79.8%	81.9%	54.1%
Efficiency			
Voids	3.7%	2.7%	0.6%
Gross arrears	2.7%		
Net arrears	1.4%	1.3%	2.2%
Bad debts	0.5%	0.1%	0.8%
Staff costs / turnover	37.0%	35.3%	20.7%
Key management personnel / staff costs	7.9%	6.5%	14.6%
Turnover per unit	£9,161	£8,760	£5,194
Responsive repairs to planned maintenance ratio	2.8	3.2	1.9
Liquidity			
Current ratio	2.1	0.4	1.9
Profitability			
Gross surplus / (deficit)	6.6%	13.0%	19.6%
Net surplus / (deficit)	3.5%	9.4%	11.9%
EBITDA / revenue	6.1%	10.3%	31.4%
EBITDA exc. deferred grant	6.1%		
Financing			
Debt burden ratio	1.6	1.0	2.1
Net debt per unit	£8,174	£7,593	£7,053
Debt per unit	£14,591	£8,493	£10,560
Diversification			
Income from non-rental activities-	16.3%	16.1%	17.5%

Comments

Page	Field	Comment
SOCI	Gain/(loss) on disposal of property plant and equipment	This is the written off NBV for assets replaced during the year
SOCI	Actuarial (loss)/gain in respect of pension schemes	Gain as per TPT actuarial calculations
SOCE	Surplus/(deficit) from statement of comprehensive income - Non-controlling interest & Totals	Change in surplus is due to actuarial gain on pension at the year end
SOFPP	Cash and cash equivalents	£22m of loan funding held in deposit accounts subject to completion of security.
SOCF	Acquisition and construction of properties	Catch up post covid and new build properties under construction
SOCF	Purchase of other non-current assets	Catch up on works post covid
SOCF	Capital grants received	This is for two developments currently under construction due to complete FY23
SOCF	Funding drawn down	New £22m financing secured at year end - half used to refinance current loans and balance to be used for capital programme
Analysis - Affordable Lettings	Voids	Higher voids driven by covid restrictions
Analysis - Affordable Lettings	Planned maintenance	Catch up post covid restrictions
Analysis - Affordable Lettings	Reactive maintenance	Catch up post covid restrictions
Analysis - Affordable Lettings	Bad debts written (off)/back	Includes write offs for service income that was unable to be recovered as well as additional higher write offs for rental income
Analysis - Other Activities	Care and repair	Costs have been included in letting activities - not considered to be material
Analysis - Other Activities	Factoring	Included in other as not material to disclose separately
Analysis - Other	Support activities	Additional staffing costs due to cover for covid

Page	Field	Comment
Activities		
Analysis - Other Activities	Other activities	This is the provision of the Happy to Translate service and represents the membership income less the costs to provide the service. Also includes factoring as not material
Supplementary Items	Total key management personnel emoluments	Benchmark increases to management team and additional members
Supplementary Items	External auditors' fees - audit	First year of new auditors after tender process
Supplementary Items	Total Pension deficit recovery payments due	Deficit payments are to cease from Sept 22 based on latest valuation
Supplementary Items	Housing loans due after more than one year	£22m finance secured at year end used to refinance current debt in Apr 22
Contextual Information	How many staff members not currently contributing to a pension scheme?	New staff members have choosen not to contribute and staff who were in the pension have choosen to opt out