



Alexander Sloan
Accountants and Business Advisers

Oak Tree Housing Association Limited

Report and Financial Statements
For the year ended 31 March 2023

Registered Social Landlord No. HCB137

FCA Reference No.2232RS

Scottish Charity No. SC045300

OAK TREE HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 MARCH 2023

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OAK TREE HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVE AND ADVISERS

FOR THE YEAR ENDED 31 MARCH 2023

Management Committee

Sandra McMenamin	Appointed Chair 24/04/2023
Veronica Rasmussen	Vice Chair
Doreen Williams	Secretary
James Paton	
Shelly McIlroy	
Ronny Lee	
Lucy Neilson	Casual Member. Appointed 16/08/2022
Willie Wilson	Casual Member. Appointed 13/02/2023
Kay Clark	Co-optee. Appointed 13/02/2023
Paul Findlay	Casual Member. Appointed 24/04/2023
Nance Smith	Co-optee. Appointed 24/04/2023
Alasdair Weir	Co-optee. Appointed 24/04/2023
Olive Yiga	Co-optee. Appointed 24/04/2023
Sandra Rorison	Resigned 16/08/2022
Anthony Wilson	Resigned 20/11/2022
Vivienne Hearton	Resigned 24/03/2023
Ross Ahlfeld	Resigned 24/04/2023

Executive Officers

Nick Jardine	Chief Executive Officer
Anne Culley	Chief Executive Officer (Job Share). Left 30/11/2022
Brian Praties	Development & Asset Management Manager. Resigned 28/04/2023
Hazel Aitken	Director of Housing. Retired 28/04/2023
Julie McEwan	Director of Housing. Appointed 01/05/2023
Suk Hopper	Director of Property Services
Kes Cameron	Director of Finance

Registered Office

40 West Stewart Street
Greenock
PA15 1SH

External Auditors

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

Bankers

Royal Bank of Scotland
Cathcart Street
Greenock
PA15 1BA

Solicitors

BTO Solicitors LLP
48 St Vincent Street
Glasgow
G2 5HS

Internal Auditors

TIAA
Artillery House, Fort Fareham
Newgate Lane
Fareham
PO14 1AH

Solicitors

Patten & Prentice
1 Ardgowan Square
Greenock
PA16 8PP

Solicitors

TC Young
7 West George Street
Glasgow
G2 1BA

OAK TREE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2023

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

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No 2232RS), the Scottish Housing Regulator as a registered social landlord (No. HCB137) under the Housing (Scotland) Act 2010 and is a registered Scottish Charity with the charity number SC045300.

Principal Activities

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

1. providing, constructing, improving and managing land, accommodation and associated facilities and providing care;
2. providing or arranging home maintenance, repair and improvement services and providing facilities and services for the benefit of such people either exclusively for them or together with other persons;
3. undertaking any activities which are charitable, allowed under section 24 of the Housing (Scotland) Act 2010, including any statutory amendment or re-enactment of the provisions of this section from time to time being in force and;
4. carrying on any other charitable activities permitted to registered social landlords from time to time.

Review of Business and Future Developments

The past year was one of consolidation for the Association as we handled the many challenges facing us both individually and the sector as a whole.

The final elements of a Senior Team restructure were implemented, ensuring the leadership of the Association is focussed and streamlined.

Staff continued to work on a hybrid basis however as our services return to pre-pandemic levels the Association is evolving as we assess the impact of Covid-19 on our tenants needs.

Our development partners, Link Group Housing, completed the Bunston Grove project providing a further 71 high quality homes to our tenants, bringing our general needs stock total to 1817.

The management of our stock continues to be a significant focus and 72 units (65 owned and 7 purchased in order to demolish) which were no longer fit for purpose and long term voids, were demolished during in the year.

The Association has, for various reasons, operated a reduced planned maintenance programme for the last years, as the post pandemic price volatility and reductions in contractor availability have restricted our options. It is intended through shifting direction to utilise smaller, local contractors, to relaunch our planned and cyclical programme of works to pre pandemic levels moving forward.

OAK TREE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2023

Review of Business and Future Developments (Contd.)

This year saw the end of our highly successful Scottish Government and Inverclyde Council funded employment and training initiative, which gave 11 trainees construction and building skills to get them into long term employment. The success of this project has resulted in the Association agreeing to a 2-year pilot scheme to bring our landscaping services in house, which will deliver the open space maintenance across all our stock. The pilot will be assessed over the 2 years to determining if this is a cost effective way forward to deliver these services.

We have one small development for 15 units still in the pipeline which we are hoping will restart towards the end of 2023, and we are liaising with the Local Authority on the development of their 2023-28 Local Housing Strategy prior to determining whether we will continue to develop in the short term, although we will continue to acquire properties supported by the Local Authorities acquisition strategy and support.

We will continue to welcome customers to our offices and consult on service improvements to our tenants and the communities we serve. We will also continue to focus on improvements to customer services through better use of information technology.

OAK TREE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2023

Management Committee and Executive Officers

The members of the Management Committee and the Executive officers are listed on page 1.

Each member of the Management Committee holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of directors, they act as executives within the authority delegated by the Management Committee.

The members of the Management Committee are also trustees of the charity. Members of the Management Committee are appointed by the members at the Association's Annual General Meeting.

Statement of Management Committee's Responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires the Management Committee to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those financial statements the Management Committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on internal financial control.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

Going Concern

Based on its budgetary and forecasting processes the Management Committee has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future; therefore, it continues to adopt the going concern basis of accounting in preparing the annual financial statements.

OAK TREE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2023

Statement on Internal Financial Control

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

- the reliability of financial information used within the Association, or for publication;
- the maintenance of proper accounting records;
- the safeguarding of assets against unauthorised use or disposition.

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

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Management Committee to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee receives reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2023. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

OAK TREE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2023

Disclosure of Information to the Auditor

The members of the Management Committee at the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. They confirm that they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditor

A resolution to reappoint the Auditors, Alexander Sloan, Accountants and Business Advisers, will be proposed at the Annual General Meeting.

By order of the Management Committee

[REDACTED]

Doreen Williams

Secretary

07 August 2023

OAK TREE HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF OAK TREE HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the financial statements, we have reviewed your statement on page 5 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 5 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.

[REDACTED]

ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW
07 August 2023



OAK TREE HOUSING ASSOCIATION LIMITED

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

Opinion

We have audited the financial statements of Oak Tree Housing Association Limited (the 'Association') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2023 and of the surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

In our opinion the exemption granted by the Financial Conduct Authority from the requirement to prepare Group Accounts is applicable as the amounts involved are not material.

Basis of Opinion

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

Conclusions relating to going concern

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

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

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

Other Information

The Management Committee is responsible for the other information. The other information comprises the information contained in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

OAK TREE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OAK TREE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (continued)

Other Information (Contd.)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income and Statement of Financial Position are not in agreement with the books of account of the Association; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Management Committee

As explained more fully in the statement of Management Committee's responsibilities as set out on page 4, 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:

OAK TREE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OAK TREE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we gained an understanding of the legal and regulatory framework applicable to the Association through discussions with management, and from our wider knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014 (and related regulations), the Housing (Scotland) Act 2010 and other laws and regulations applicable to a registered social housing provider in Scotland. We also considered the risks of non-compliance with the other requirements imposed by the Scottish Housing Regulator and we considered the extent to which non-compliance might have a material effect on the financial statements.
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Association's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

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

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

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reviewing the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing the Association's Assurance Statement and associated supporting information; and
- reviewing correspondence with the Scottish Housing Regulator.

OAK TREE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OAK TREE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud (Contd.)

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. The description forms part of our audit report.

Use of our Report

This report is made solely to the Association's members as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

[REDACTED]

ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW
07 August 2023



OAK TREE HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Revenue	2		11,724,747		11,270,692
Operating costs	2		9,897,609		9,281,145
OPERATING SURPLUS			1,827,138		1,989,547
Gain on sale of housing stock	7	119,710		(19,575)	
Movement in fair value of investments	13	-		(10,000)	
Interest receivable and other income		31,123		26,612	
Interest payable and similar charges	8	(365,980)		(218,285)	
Other Finance income/(charges)	11	(50,390)		(86,492)	
			(265,537)		(307,740)
SURPLUS FOR THE YEAR			1,561,601		1,681,807
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	22		(586,000)		1,061,000
TOTAL COMPREHENSIVE INCOME			975,601		2,742,807

The results relate wholly to continuing activities.

The notes on pages 16 to 36 form an integral part of these financial statements.

OAK TREE HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
NON-CURRENT ASSETS					
Housing properties - depreciated cost	12		104,314,399		104,074,717
Other tangible assets	12		2,050,371		2,114,607
Investments	13		92,501		92,501
			<u>106,457,271</u>		<u>106,281,825</u>
CURRENT ASSETS					
Receivables	14	612,058		1,101,009	
Investments	15	2,036,219		1,620,577	
Cash and cash equivalents	16	4,037,187		3,583,703	
		<u>6,685,464</u>		<u>6,305,289</u>	
CREDITORS: Amounts falling due within one year	17	<u>(3,154,860)</u>		<u>(4,522,656)</u>	
NET CURRENT ASSETS			<u>3,530,604</u>		<u>1,782,633</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			109,987,875		108,064,458
CREDITORS: Amounts falling due after more than one year	18		(17,275,781)		(14,478,466)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES					
Scottish housing association pension scheme	22	<u>(474,000)</u>		<u>(52,000)</u>	
			(474,000)		(52,000)
DEFERRED INCOME					
Social housing grants	20	(59,432,204)		(61,694,973)	
Other grants	20	<u>(261,871)</u>		<u>(270,600)</u>	
			<u>(59,694,075)</u>		<u>(61,965,573)</u>
NET ASSETS			<u>32,544,019</u>		<u>31,568,419</u>
EQUITY					
Share capital	21		193		194
Revenue reserves			33,017,826		31,620,225
Pension reserves			(474,000)		(52,000)
			<u>32,544,019</u>		<u>31,568,419</u>

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 7 August 2023.

[REDACTED]

Chairperson

[REDACTED]

Secretary

[REDACTED]

Committee Member

The notes on pages 16 to 36 form an integral part of these financial statements.

OAK TREE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023		2022
		£	£	£
Surplus for the Year			1,561,601	1,681,807
<i>Adjustments for non-cash items:</i>				
Depreciation of tangible fixed assets		3,570,010	3,801,835	
Amortisation of capital grants	20	(2,216,529)	(2,218,247)	
Non-cash adjustments to pension provisions		(164,000)	(290,000)	
Change in market value of investments		-	10,000	
Share capital written off	21	(5)	(13)	
			<u>1,189,476</u>	<u>1,303,575</u>
Interest receivable			(31,123)	(26,612)
Interest payable	8		<u>365,980</u>	<u>218,285</u>
Operating cash flows before movements in working capital			3,085,934	3,177,055
Change in debtors		493,042	(585,852)	
Change in creditors		<u>(1,019,669)</u>	<u>136,596</u>	
			<u>(526,627)</u>	<u>(449,256)</u>
Net cash inflow from operating activities			2,559,307	2,727,799
Investing Activities				
Acquisition and construction of properties		(3,835,131)	(9,451,962)	
Purchase of other fixed assets		(24,075)	(57,195)	
Social housing grant received		-	1,856,250	
Social housing grant repaid		(398,157)	(141,179)	
Changes on short term deposits with banks		(415,642)	1,813,185	
Proceeds on disposal of housing properties		<u>113,750</u>	<u>135,130</u>	
Net cash outflow from investing activities			(4,559,255)	(5,845,771)
Financing Activities				
Loan repayments from Subsidiary		-	622,917	
Loan Advances Received		4,000,000	1,500,000	
Interest received on cash and cash equivalents		27,032	26,852	
Interest paid on loans		(393,759)	(219,350)	
Loan principal repayments		<u>(1,179,845)</u>	<u>(1,165,508)</u>	
Share capital issued	21	4	3	
Net cash inflow from financing activities			2,453,432	764,914
Increase/(decrease) in cash	23		453,484	(2,353,058)
Opening cash & cash equivalents			3,583,703	5,936,761
Closing cash & cash equivalents			<u>4,037,187</u>	<u>3,583,703</u>
Cash and cash equivalents as at 31 March				
Cash	23		4,037,187	3,583,703
			<u>4,037,187</u>	<u>3,583,703</u>

The notes on pages 16 to 36 form an integral part of these financial statements.

OAK TREE HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2023

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2021	204	(1,403,000)	30,228,418	28,825,622
Issue of Shares	3	-	-	3
Cancellation of Shares	(13)	-	-	(13)
Other comprehensive income	-	1,061,000	-	1,061,000
Other movements	-	290,000	(290,000)	-
Surplus for the year	-	-	1,681,807	1,681,807
Balance as at 31 March 2022	194	(52,000)	31,620,225	31,568,419
Balance as at 1 April 2022	194	(52,000)	31,620,225	31,568,419
Issue of Shares	4	-	-	4
Cancellation of Shares	(5)	-	-	(5)
Other comprehensive income	-	(586,000)	-	(586,000)
Other movements	-	164,000	(164,000)	-
Surplus for the year	-	-	1,561,601	1,561,601
Balance as at 31 March 2023	193	(474,000)	33,017,826	32,544,019

The notes on pages 16 to 36 form an integral part of these financial statements.

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice for social housing providers 2018. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods beginning on or after 1 January 2019. They comply with the Determination of Accounting Requirements 2019. A summary of the principal accounting policies is set out below:

Basis of Consolidation

The financial statements for Oak Tree Housing Association present information about it as an individual undertaking and not about the group.

Revenue

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. The Association also participates in the SHAPS defined contribution scheme. Contributions to defined contribution plans are recognised as an employee benefit expense when they are due.

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.

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Housing Properties

Housing properties are held for the provision of social housing. Housing properties are stated at cost less accumulated depreciation and impairment losses. Cost includes acquisition of land and buildings and development cost. The Association depreciates housing properties over the useful life of each major component. Housing under construction and land are not depreciated.

<i>Component</i>	<i>Useful Economic Life</i>
Structure	Over 50 years
Windows	Over 30 years
External Render	Over 40 years
Internal Doors	Over 40 years
Roofs	Over 60 years
Radiators & Pipes	Over 30 years
Rewire	Over 30 years
Parking Areas	Over 30 years
Bathrooms	Over 30 years
External Doors	Over 20 years
Boiler & Flush	Over 15 years
Door Entry System	Over 10 years
Kitchens	Over 15 years
Play Areas	Over 5 years

Following a survey of the Association's policies the Management Committee took the decision to amend the useful life of kitchens, bathrooms and roofs to 15 years, 30 years and 60 years respectively. This has the effect of decreasing the depreciation charge by £122,323 for the year.

Depreciation and Impairment of Other Tangible Assets

Non-current assets are stated at cost less accumulated depreciation. Depreciation is charged over the expected economic useful lives of the assets at the following annual rates:

<i>Asset Category</i>	<i>Depreciation Rate</i>
Office Premises	2.5% Straight Line
Furniture and Fittings	20% Reducing Balance
Computer Equipment	25% Straight Line
Office Equipment	20% Reducing Balance

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.

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

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 Scottish Charity and is not liable to taxation on its charitable activities.

Leases

Costs in respect of operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term. Assets held under finance leases and hire purchase contracts are capitalised in the Statement of Financial Position and are depreciated over their useful lives or the term of the lease whichever is shorter.

Works to Existing Properties

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property, a material reduction in future maintenance costs, or a significant extension of the life of the property.

VAT

The Association is VAT registered but the substantial proportion of its income is exempt for VAT purposes. As a result most of the VAT paid is not recovered and therefore expenditure is shown inclusive of VAT.

OAK TREE HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Key Judgements and estimates made in the application of Accounting Policies

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the the Association to exercise judgement in applying the it's accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements are disclosed below.

Key Judgements

a) Categorisation of Housing Properties

In the judgement of the Management Committee the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

b) Identification of cash generating units

The Management Committee considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) 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. In May 2022 the Association was made aware of a potential increase in liabilities. No additional liability has been recognised. More information on this is contained in Note 28.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.

b) Life Cycle of Components

The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

c) Useful life of properties, plant and equipment

The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

d) Costs of shared ownership

The Association allocates costs to shared ownership properties on an percentage basis split across the number of properties the Association owns.

e) Defined pension liability

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

f) Allocation of share of assets and liabilities for multi-employer scheme

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

OAK TREE HOUSING ASSOCIATION LIMITED

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

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

	Notes	2023			2022		
		Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	11,281,866	9,441,182	1,840,684	10,584,615	8,453,576	2,131,039
Other Activities	4	442,881	456,427	(13,546)	686,077	827,569	(141,492)
Total		11,724,747	9,897,609	1,827,138	11,270,692	9,281,145	1,989,547

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

	General Needs Housing £	Supported Housing £	Shared Ownership £	2023 Total £	2022 Total £
Revenue from Lettings					
Rent receivable net of service charges	8,354,876	332,179	274,728	8,961,783	8,323,582
Service charges receivable	116,657	19,894	10,002	146,553	139,058
Gross income from rent and service charges	8,471,533	352,073	284,730	9,108,336	8,462,640
Less: Rent losses from voids	255,353	10,278	375	266,006	152,259
Income from rents and service charges	8,216,180	341,795	284,355	8,842,330	8,310,381
Grants released from deferred income	2,056,853	72,375	87,302	2,216,530	2,218,247
Revenue grants from Scottish Ministers	223,006	-	-	223,006	55,112
Other revenue grants	-	-	-	-	875
Total turnover from affordable letting activities	10,496,039	414,170	371,657	11,281,866	10,584,615
Expenditure on affordable letting activities					
Management and maintenance administration costs	2,618,491	104,108	86,102	2,808,701	2,523,056
Service costs	214,234	36,534	18,368	269,136	194,346
Planned and cyclical maintenance, including major	1,454,161	17,472	-	1,471,633	829,202
Reactive maintenance costs	1,291,686	39,810	-	1,331,496	1,261,789
Bad Debts - rents and service charges	47,106	252	-	47,358	56,146
Depreciation of affordable let properties	3,279,524	116,216	117,118	3,512,858	3,589,037
Operating costs of affordable letting activities	8,905,202	314,392	221,588	9,441,182	8,453,576
Operating surplus on affordable letting activities	1,590,837	99,778	150,069	1,840,684	2,131,039
2022	1,882,548	97,205	151,286		

OAK TREE HOUSING ASSOCIATION LIMITED

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

4. PARTICULARS OF REVENUE, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES

	Grants from Scottish Ministers	Other revenue grants	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2023	Operating surplus / (deficit) 2022
	£	£	£	£	£	£	£	£
Contracted out services undertaken for other organisations, (Finance Services)	-	-	-	-	-	-	-	-
Factoring	-	-	147,831	147,831	5,937	147,831	(5,937)	(7,486)
Wider role activities	-	-	269,545	269,545	-	244,247	25,298	5,941
Other activities	-	-	7,197	7,197	-	46,484	(39,287)	(12,808)
Investment property activities	-	-	18,308	18,308	-	11,928	6,380	20,741
Developments	-	-	-	-	-	-	-	(147,880)
Total From Other Activities	-	-	442,881	442,881	5,937	450,490	(13,546)	(141,492)
2022	-	-	686,077	686,077	7,486	820,083	(141,492)	

OAK TREE HOUSING ASSOCIATION LIMITED

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

5. OFFICERS' EMOLUMENTS

	2023	2022
	£	£
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	354,331	192,754
Pension contributions made on behalf on Officers with emoluments greater than £60,000	54,594	26,307
Compensation payable to Officers for loss of office	62,710	45,000
Emoluments payable to Chief Executive Officer (excluding pension contributions)	121,422	109,393
Pension contributions paid on behalf of the Chief Executive Officer	16,877	12,398
Total emoluments payable to the Chief Executive Officer	138,299	121,791
Total emoluments paid to key management personnel	458,384	443,879

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	-	2
£70,001 to £80,000	3	3
£80,001 to £90,000	1	-
£90,001 to £100,000	-	-
£100,001 to £110,000	1	-

6. EMPLOYEE INFORMATION

	2023	2022
	No.	No.
Average monthly number of full time equivalent persons employed during the year	36	37
Average total number of employees employed during the year	42	46
Staff costs were:	£	£
Wages and salaries	1,725,447	1,384,853
National insurance costs	160,327	137,193
Pension costs	214,380	298,471
Temporary, agency and seconded staff	33,694	57,803
	2,133,848	1,878,320

Included within Pension Costs above, is an amount of £173,162 paid towards the past service deficit within the year, £204,218 for annual pension contributions and £(163,000), which relates to adjustments in respect of the pension valuation provided by The Pension Trust to reflect the actual pension cost.

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

7. GAIN / (LOSS) ON SALE OF HOUSING STOCK

	2023	2022
	£	£
Sales proceeds	113,750	135,130
Release of over accrual of historic HAG repayments in prior year	106,116	-
Cost of sales	<u>(100,156)</u>	<u>(154,705)</u>
Gain / (Loss) on sale of housing stock	<u>119,710</u>	<u>(19,575)</u>

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2023	2022
	£	£
On bank loans and overdrafts	<u>365,980</u>	<u>218,285</u>

9. SURPLUS FOR THE YEAR

	2023	2022
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	3,537,583	3,732,689
Auditors' remuneration - audit services	10,200	9,215
Operating lease rentals - other	<u>7,105</u>	<u>6,614</u>

10. CORPORATION TAX

The Association is a Registered Scottish Charity and is not liable to United Kingdom Corporation Tax on its charitable activities.

11. OTHER FINANCE INCOME / (CHARGES)

	2023	2022
	£	£
Non Utilisation and Loan Set-Up Fees	(51,390)	(58,492)
Net interest on pension obligations	<u>1,000</u>	<u>(28,000)</u>
	<u>(50,390)</u>	<u>(86,492)</u>

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2022	147,921,022	4,286,109	5,524,014	157,731,145
Additions	524,929	3,310,202	-	3,835,131
Disposals	(3,159,178)	-	(116,150)	(3,275,328)
Transfers	6,318,918	(6,184,518)	(134,400)	-
At 31 March 2023	<u>151,605,691</u>	<u>1,411,793</u>	<u>5,273,464</u>	<u>158,290,948</u>
DEPRECIATION				
At 1 April 2022	51,531,844	-	2,124,584	53,656,428
Charge for Year	3,332,154	-	117,118	3,449,272
Transfers	48,457	-	(48,457)	-
Disposals	(3,095,596)	-	(33,555)	(3,129,151)
At 31 March 2023	<u>51,816,859</u>	<u>-</u>	<u>2,159,690</u>	<u>53,976,549</u>
NET BOOK VALUE				
At 31 March 2023	<u>99,788,832</u>	<u>1,411,793</u>	<u>3,113,774</u>	<u>104,314,399</u>
At 31 March 2022	<u>96,389,178</u>	<u>4,286,109</u>	<u>3,399,430</u>	<u>104,074,717</u>

Expenditure on Existing Properties	2023		2022	
	<i>Component replacement</i> £	<i>Improvement / Repairs</i> £	<i>Component replacement</i> £	<i>Improvement / Repairs</i> £
Amounts capitalised	482,331	-	189,610	-
Amounts charged to the statement of comprehensive income	-	2,803,129	-	2,088,040
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

All land and housing properties are heritable.

The Association's lenders have standard securities over housing property with a carry value of £68,096,840 (2022 - £65,787,004).

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Machinery & Equipment £	Computer Equipment £	Total £
COST					
At 1 April 2022	2,329,976	52,325	56,077	205,604	2,643,982
Additions	2,653	154	5,323	15,945	24,075
Eliminated on disposals	-	-	-	(9,861)	(9,861)
At 31 March 2023	<u>2,332,629</u>	<u>52,479</u>	<u>61,400</u>	<u>211,688</u>	<u>2,658,196</u>
DEPRECIATION					
At 1 April 2022	283,483	37,910	36,252	171,730	529,375
Charge for year	58,321	2,914	5,030	22,046	88,311
Eliminated on disposals	-	-	-	(9,861)	(9,861)
At 31 March 2023	<u>341,804</u>	<u>40,824</u>	<u>41,282</u>	<u>183,915</u>	<u>607,825</u>
NET BOOK VALUE					
At 31 March 2023	<u>1,990,825</u>	<u>11,655</u>	<u>20,118</u>	<u>27,773</u>	<u>2,050,371</u>
At 31 March 2022	<u>2,046,493</u>	<u>14,415</u>	<u>19,825</u>	<u>33,874</u>	<u>2,114,607</u>

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

13. FIXED ASSET INVESTMENTS

Investment properties

	2023	2022
	£	£
At 1 April 2022	92,500	102,500
Investment Property - Revaluations	-	(10,000)
At 31 March 2023	<u>92,500</u>	<u>92,500</u>

Investment properties were valued by independent qualified surveyors on 22 April 2022 and 23 April 2021.

	2023	2022
	£	£
Subsidiary undertakings	<u>1</u>	<u>1</u>

In the opinion of the Management Committee the aggregate value of the assets of the subsidiary is not less than the aggregate of the amounts at which those assets are stated in the Association's statement of financial position.

Subsidiary Undertakings

Oak Tree Housing Association Limited has the following wholly owned subsidiary undertakings.

The relationship between the Association and the subsidiary is set out in an independence agreement between both parties.

	2023		2022	
	<i>Reserves</i>	<i>Profit / (Loss)</i>	<i>Reserves</i>	<i>Profit / (Loss)</i>
	£	£	£	£
Oak Tree Housing Initiatives Ltd	<u>18,167</u>	<u>(2,333)</u>	<u>20,500</u>	<u>1,817</u>

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

14. RECEIVABLES		
	2023	2022
	£	£
Gross arrears of rent & service charges	303,603	294,889
Less: Provision for doubtful debts	(178,854)	(166,134)
<i>Net arrears of rent and service charges</i>	124,749	128,755
Other receivables	487,309	972,254
	<u>612,058</u>	<u>1,101,009</u>
15. CURRENT ASSET INVESTMENTS		
	2023	2022
	£	£
Short term deposits	2,036,219	1,620,577
	<u>2,036,219</u>	<u>1,620,577</u>
16. CASH AND CASH EQUIVALENTS		
	2023	2022
	£	£
Cash at bank and in hand	4,037,187	3,583,703
	<u>4,037,187</u>	<u>3,583,703</u>
17. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2023	2022
	£	£
Bank loans	1,276,160	1,253,320
Trade payables	870,620	1,456,564
Rent received in advance	377,414	338,624
Social housing grant in advance	-	343,188
Other taxation and social security	54,036	40,419
Amounts due to group undertakings	-	444,711
Other payables	113,639	142,135
Accruals and deferred income	462,991	503,695
	<u>3,154,860</u>	<u>4,522,656</u>
18. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		
	2023	2022
	£	£
Bank loans	17,275,781	14,478,466
	<u>17,275,781</u>	<u>14,478,466</u>

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

19. DEBT ANALYSIS - BORROWINGS

	2023	2022
	£	£
Bank Loans		
Amounts due within one year	1,276,160	1,253,320
Amounts due in one year or more but less than two years	1,180,100	1,267,630
Amounts due in two years or more but less than five years	8,803,000	3,535,090
Amounts due in more than five years	7,292,681	9,675,746
	<u>18,551,941</u>	<u>15,731,786</u>

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

<i>Lender</i>	<i>Number of Properties Secured</i>	<i>Effective Interest Rate</i>	<i>Maturity (Year) Variable or Fixed</i>
Nationwide	152	0.9%	2036 Fixed
Nationwide	303	1.6%	2038 Fixed
Nationwide	239	1.6%	2033 Fixed
Nationwide	533	1.4%	2033 Fixed
Royal Bank of Scotland	234	4.8%	2028 Variable
Scottish Government	-	0.0%	2025 Interest Free

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

OAK TREE HOUSING ASSOCIATION LIMITED

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

20. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Total £
Capital grants received			
At 1 April 2022	101,960,734	392,800	102,353,534
Additions in the year	-	-	-
Eliminated on disposal	(77,300)	-	(77,300)
At 31 March 2023	<u>101,883,434</u>	<u>392,800</u>	<u>102,276,234</u>
Amortisation			
At 1 April 2022	40,265,761	122,200	40,387,961
Amortisation in year	2,207,800	8,729	2,216,529
Eliminated on disposal	(22,331)	-	(22,331)
At 31 March 2023	<u>42,451,230</u>	<u>130,929</u>	<u>42,582,159</u>
Net book value			
At 31 March 2023	<u>59,432,204</u>	<u>261,871</u>	<u>59,694,075</u>
At 31 March 2022	<u>61,694,973</u>	<u>270,600</u>	<u>61,965,573</u>

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

	2023 £	2022 £
Amounts due within one year	2,216,528	2,218,246
Amounts due in more than one year	57,477,547	59,747,327
	<u>59,694,075</u>	<u>61,965,573</u>

21. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2023 £	2022 £
At 1 April	194	204
Issued in year	4	3
Cancelled in year	(5)	(13)
At 31 March	<u>193</u>	<u>194</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.

OAK TREE HOUSING ASSOCIATION LIMITED

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

22. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

Oak Tree 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, sets out the framework for funding defined benefit occupational pensions schemes in the UK.

The last valuation of the Scheme was performed as at 30 September 2021 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £1,173m. The valuation revealed a shortfall of assets compared with the value of liabilities of £27m (equivalent to a past service funding level of 98%).

The Scheme operates on a 'last man standing' basis, meaning that in the event of an employer withdrawing from the Scheme and being unable to pay its share of the debt on withdrawal, then the liability of the withdrawing employer is reapportioned amongst the remaining employers. Therefore in certain circumstances the Association may become liable for the obligations of a third party.

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

	2023	2022	2021
	£	£	£
Fair value of plan assets	8,583,000	13,698,000	13,143,000
Present value of defined benefit obligation	9,057,000	13,750,000	14,546,000
Surplus / (deficit) in plan	(474,000)	(52,000)	(1,403,000)
Unrecognised surplus	-	-	-
Defined benefit asset / (liability) to be recognised	(474,000)	(52,000)	(1,403,000)

OAK TREE HOUSING ASSOCIATION LIMITED

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

22. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2023	2022
	£	£
Defined benefit obligation at the start of period	13,750,000	14,546,000
Current service cost	-	45,000
Expenses	10,000	10,000
Interest expense	377,000	314,000
Contributions by plan participants	-	29,000
Actuarial losses (gains) due to scheme experience	(562,000)	504,000
Actuarial losses (gains) due to changes in demographic assumptions	(192,000)	42,000
Actuarial losses (gains) due to changes in financial assumptions	(3,838,000)	(1,218,000)
Benefits paid and expenses	(488,000)	(522,000)
Defined benefit obligation at the end of period	<u>9,057,000</u>	<u>13,750,000</u>

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

	2023	2022
	£	£
Fair value of plan assets at start of period	13,698,000	13,143,000
Interest income	378,000	286,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(5,178,000)	389,000
Contributions by the employer	173,000	373,000
Contributions by plan participants	-	29,000
Benefits paid and expenses	(488,000)	(522,000)
Fair value of plan assets at the end of period	<u>8,583,000</u>	<u>13,698,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2023 was £(4,800,000).

OAK TREE HOUSING ASSOCIATION LIMITED

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

22. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2023	2022
	£	£
Current service cost	-	45,000
Expenses	10,000	10,000
Net interest expense	(1,000)	28,000
	<u> </u>	<u> </u>
Defined benefit costs recognised in statement of comprehensive income	9,000	83,000
	<u> </u>	<u> </u>

Defined benefit costs recognised in the other comprehensive income

	2023	2022
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	(5,178,000)	389,000
Experience gains and losses arising on plan liabilities - gain /(loss)	562,000	(504,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	192,000	(42,000)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	3,838,000	1,218,000
	<u> </u>	<u> </u>
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	(586,000)	1,061,000
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) - gain / (loss)	-	-
	<u> </u>	<u> </u>
Total amount recognised in other comprehensive income - gain (loss)	(586,000)	1,061,000
	<u> </u>	<u> </u>

OAK TREE HOUSING ASSOCIATION LIMITED

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

22. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets

	2023 £	2022 £	2021 £
Absolute Return	117,000	628,000	648,000
Alternative Risk Premia	50,000	566,000	527,000
Corporate Bond Fund	11,000	866,000	991,000
Credit Relative Value	327,000	439,000	379,000
Distressed Opportunities	264,000	491,000	449,000
Emerging Markets Debt	66,000	510,000	530,000
Global Equity	227,000	2,708,000	2,033,000
High Yield	43,000	133,000	344,000
Opportunistic Credit	1,000	48,000	359,000
Cash	36,000	38,000	5,000
Infrastructure	925,000	855,000	734,000
Insurance-Linked Securities	239,000	287,000	275,000
Liability Driven Investment	3,635,000	3,314,000	3,159,000
Long Lease Property	288,000	395,000	305,000
Net Current Assets	19,000	44,000	98,000
Over 15 Year Gilts	-	6,000	6,000
Private Debt	383,000	345,000	310,000
Property	357,000	355,000	236,000
Risk Sharing	626,000	446,000	470,000
Secured Income	574,000	732,000	722,000
Liquid Credit	-	88,000	227,000
Opportunistic Illiquid Credit	379,000	454,000	336,000
Currency Hedging	16,000	(50,000)	-
Total assets	<u>8,583,000</u>	<u>13,698,000</u>	<u>13,143,000</u>

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

Key Assumptions

	2023	2022	2021
Discount Rate	4.9%	2.8%	2.2%
Inflation (RPI)	3.2%	3.5%	3.3%
Inflation (CPI)	2.8%	3.2%	2.9%
Salary Growth	3.8%	4.2%	3.9%
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 2023 imply the following life expectancies:

	Life expectancy at age 65 (years)
Male retiring in 2023	20.5
Female retiring in 2023	23.0
Male retiring in 2043	21.7
Female retiring in 2043	<u>24.4</u>

OAK TREE HOUSING ASSOCIATION LIMITED

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

23. CASH FLOWS

Reconciliation of net cash flow to movement in net debt

	£	2023 £	£	2022 £
Increase / (decrease) in cash	453,484		(2,353,058)	
Change in liquid resources	415,642		(1,813,185)	
Cashflow from change in net debt	<u>(2,820,155)</u>		<u>(334,492)</u>	
Movement in net debt during the year		(1,951,029)		(4,500,735)
Net debt at 1 April		<u>(10,527,506)</u>		<u>(6,026,771)</u>
Net debt at 31 March		<u>(12,478,535)</u>		<u>(10,527,506)</u>

	At 01 April 2022 £	Cashflows £	Other Changes £	At 31 March 2023 £
Cash and cash equivalents	3,583,703	453,484	-	4,037,187
	<u>3,583,703</u>	<u>453,484</u>	<u>-</u>	<u>4,037,187</u>
Liquid resources	1,620,577	415,642	-	2,036,219
Debt: Due within one year	(1,253,320)	(2,820,155)	2,797,315	(1,276,160)
Due after more than one year	<u>(14,478,466)</u>	<u>-</u>	<u>(2,797,315)</u>	<u>(17,275,781)</u>
Net debt	<u>(10,527,506)</u>	<u>(1,951,029)</u>	<u>-</u>	<u>(12,478,535)</u>

24. CAPITAL COMMITMENTS

	2023 £	2022 £
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	<u>368,959</u>	<u>3,470,057</u>

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

25. COMMITMENTS UNDER OPERATING LEASES

	2023 £	2022 £
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
Other		
Expiring in the next year	10,751	6,687
Expiring later than one year and not later than five years	<u>15,986</u>	<u>14,673</u>

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

26. 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 40 West Stewart Street, Greenock, PA15 1SH.

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

27. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2023 No.	2022 No.
General needs	1,817	1,752
Supported housing	56	56
Shared ownership	89	93
	<u>1,962</u>	<u>1,901</u>

28. CONTINGENT LIABILITY

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

OAK TREE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

29. 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 tenancy terms and they cannot use their positions to their advantage.

Any transactions between the Association and any entity with which a Management Committee member has a connection with is made at arm's length and is under normal commercial terms.

Transactions with Management Committee members (and their close family) were as follows:

	2023	2022
	£	£
Rent received from tenants on the Management Committee and their close family members.	31,915	36,857

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £701 (2022 - £844).

Members of the Management Committee who were tenants during the year.

5	6
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The Association have taken advantage of the exemption with FRS 102 from disclosing related party transactions with wholly owned subsidiaries.