



**Alexander Sloan**  
Accountants and Business Advisers

# Ochil View Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2020

Registered Social Landlord No. 213

FCA Reference No. 2310R(S)

Scottish Charity No. SC033130

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

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## REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

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## OCHIL VIEW HOUSING ASSOCIATION LIMITED

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### MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS YEAR ENDED 31 MARCH 2020

#### Management Committee

Margaret Baxter

Lindsay Stother

Susan Mackay

Lynn Brierley

Sam Brown

Tom Brown

Ewen Cameron

Andrew Campbell

John Campbell

Graham Collie

Aileen Crichton

Bramley Eccles

Louise Gregory

Teresa McNally

Kevin Keane

Chairperson

Vice Chairperson

Treasurer

Resigned 31st October 2019

Resigned 30th May 2019

#### EXECUTIVE OFFICERS

George Tainsh

Chief Executive and Secretary

#### REGISTERED OFFICE

Ochil House

Marshall

Alloa

Clackmannashire

FK10 1AB

#### EXTERNAL AUDITORS

Alexander Sloan

Accountants and Business Advisers

180 St Vincent Street

Glasgow

G2 5SG

#### INTERNAL AUDITORS

Scott Moncrieff

Chartered Accountants

25 Bothwell Street

Glasgow

G2 6NL

#### BANKERS

The Royal Bank of Scotland

Unit 22/23, Thistles

Goosecroft Road

Stirling

FK8 2EA

#### SOLICITOR

Harper MacLeod

The Ca'd'oro

45 Gordon Street

G1 3PE

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2020

The Management Committee presents its report and the Financial Statements for the year ended 31 March 2020.

### **Legal Status**

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No.2310R(S)), the Scottish Housing Regulator as a registered social landlord (No.213) and as a registered Scottish Charity with the charity number SC033130.

### **Principal Activities**

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

### **Review of Business and Future Developments**

#### Corporate Performance

The Association sets challenging corporate targets against which performance is measured over the course of the financial year. This is done through Key Performance Indicators and Strategic Objectives.

#### Key Performance Indicators

Over the course of the year there has been significant improvement in almost all of the customer satisfaction indicators and this played a large part in the overall improved service position at the end of the year.

However, issues with various elements of the repairs service affected a number of performance indicators, and the Association is looking to improve on these in 2020/21.

The key areas for improvement in 2020/21 are identified as follows:

- Emergency repair response
- Average length of time to complete non-emergency repairs
- % Reactive repairs completed right first time
- % tenants satisfied that rent represents value for money
- % tenants satisfied with management of the neighbourhood

#### Strategic Objectives

Through an extended range of KPIs the Association also measures compliance with its strategic objectives and the year-end evaluation of these showed the following;

#### High Compliance

- Housing Management and Tenancy Sustainment
- Resident Participation and Communication
- Financial Management, Corporate Governance and Sustainability

#### Medium Compliance

- Reactive & Planned Maintenance Services

#### Low Compliance

- Provision of new/adapted homes and residential property acquisitions

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

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### REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2020

#### **Review of Business and Future Developments (Continued)**

##### Key Priorities 2020/21

The Association's key priorities for 2020/21 include effectively managing the Covid-19 pandemic across all the Association's activities, working with the new contractor to improve the reactive maintenance service and maintain the improvements in customer satisfaction and further developing the tenant engagement, participation and communication strategy.

Further information on all of the Association's priorities can be found in the Corporate Management Plan which is available on the website.

##### Internal Audit

During the year the Internal Audit function focussed on Voids and Re-lets, Financial Regulations and Procedures and the Annual Assurance Statement processes. A number of recommendations were made as a result of the audits and action plans and timescales to implement the changes have been agreed.

##### Rent Arrears

The Association's rent arrears position at the end of 2019/20 for current (non - technical) arrears was 4.41% against a target of 4.73% for the year. Arrears are continuing to increase and this is a reflection of the effects of Universal Credit on the Association's cash collection and arrears management procedures. The Association has in recent years increased its investment in its Housing Services function in order to focus further on tenancy sustainment, cash collection and arrears management in order to try to contain the effects of government policy in this area. Furthermore, from mid March 2020, with the effects of the global Covid-19 pandemic and lockdown, the Association has faced further challenges with arrears and rent collection, as tenants find themselves in financial difficulty as a result of the economic effects of the pandemic. Association staff have made efforts to contact every tenant individually to establish if there is any assistance or advice that can be given to help them through this difficult period.

##### Risk Management

The Association's risk management process continues to quantify and compare the relative significance of a wide variety of risks facing the organisation and these are reviewed by the Management Committee each quarter.

In terms of high risk areas these have been identified as follows:

- ✓ Covid-19
- ✓ Development of New Housing
- ✓ Implications of Welfare Reform
- ✓ Reactive Maintenance Service
- ✓ Cyber Security
- ✓ SHAPS Pension Scheme
- ✓ Reactive Maintenance Service

##### Regulatory Assessment

Following the latest round of assessments of RSLs by the Scottish Housing Regulator the Association is required to submit the standard, annual information to the Regulator.

##### Residential Property Acquisitions

During the year the Association acquired three properties on the open market and is looking to acquire a further eight in 2020/21.

##### Development Opportunities

During the year the Association completed 11 units, in partnership with Kingdom Housing Association, at Millers Lade Avenue in Sauchie. The Association is also moving forward with plans to develop 33 units at Elm Grove, Alloa and potentially a further 7 units at Engelen Drive, Alloa.

##### Financial Review

The Association reports a surplus of £1,499K during the year and an increase in cash balances of £117K. The Covid-19 global pandemic has affected the Association in a number of ways, however the Association is currently in a strong financial position and the Management Committee see no issue going forward with the viability of the Association.

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2020

### **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 Act 2014 requires the Management 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 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 the going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on Internal Financial Control.

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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 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.

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

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### REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2020

#### 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 ended 31 March 2020. 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.

#### Donations

During the year the Association made charitable donations amounting to £1,220 (2019 - £800).

## **OCHIL VIEW HOUSING ASSOCIATION LIMITED**

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### **REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2020**

#### **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 auditors.

#### **Auditors**

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

**GEORGE TAINSH**  
Secretary  
30th July 2020



## OCHIL VIEW HOUSING ASSOCIATION LIMITED

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### REPORT BY THE AUDITORS TO THE MEMBERS OF OCHIL VIEW HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the Financial Statements, we have reviewed your statement on page 6 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 relating 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 reasons given for non-compliance.

#### **Opinion**

In our opinion the Statement on Internal Financial Control on page 6 has provided the disclosures required by the relevant Regulatory Standards within the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes 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 within the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

**ALEXANDER SLOAN**  
Accountants and Business Advisers  
Statutory Auditors  
GLASGOW  
4/8/2020



# OCHIL VIEW HOUSING ASSOCIATION LIMITED

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OCHIL VIEW HOUSING ASSOCIATION LIMITED

### Opinion

We have audited the financial statements of Ochil View Housing Association Limited (the 'Association') for the year ended 31 March 2020 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 2020 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019.

### Basis 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Management Committee has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### Other information

The Management Committee is responsible for the other information. The other information comprises the information included 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.

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.

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OCHIL VIEW HOUSING ASSOCIATION LIMITED (Continued)

#### **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:

- 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 are 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 the Management Committee 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 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 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.

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

#### **Use of our Report**

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

**ALEXANDER SLOAN**  
Accountants and Business Advisers  
Statutory Auditors  
GLASGOW  
4/8/2020



## OCHIL VIEW HOUSING ASSOCIATION LIMITED

### STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020	2019
		£	£
Revenue	2	7,153,207	6,939,682
Operating costs	2	5,263,891	5,155,709
<b>OPERATING SURPLUS</b>		<b>1,889,316</b>	<b>1,783,973</b>
Gain on sale of housing stock	7	42,160	38,398
Exceptional item	25	106,068	103,084
Interest receivable and other income		75,029	63,036
Interest payable and similar charges	8	(585,884)	(599,087)
Other Finance income/(charges)	11	(28,000)	(26,000)
		(390,627)	(420,569)
<b>SURPLUS FOR THE YEAR</b>		<b>1,498,689</b>	<b>1,363,404</b>
<b>Other comprehensive income</b>			
Adjustment relating to opening pension liability	18	-	(363,000)
Actuarial gains/(losses) on defined benefit pension plan	18	1,214,000	(292,000)
Pension asset not recognised	18	(48,000)	
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>2,664,689</b>	<b>708,404</b>

The results relate wholly to continuing activities.

The notes on pages 14 to 34 form an integral part of these financial statements.

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2020

	Notes	£	2020 £	£	2019 £
<b>NON-CURRENT ASSETS</b>					
Housing properties - depreciated cost	12		56,725,928		56,285,511
Other tangible assets	12		505,429		451,484
			<u>57,231,357</u>		<u>56,736,995</u>
<b>CURRENT ASSETS</b>					
Receivables	13	602,420		473,958	
Cash and cash equivalents	14	9,379,556		9,261,713	
			<u>9,981,976</u>	<u>9,735,671</u>	
<b>CREDITORS: Amounts falling due within one year</b>	15	<u>(1,804,564)</u>		<u>(1,723,641)</u>	
<b>NET CURRENT ASSETS</b>			<u>8,177,412</u>		<u>8,012,030</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			65,408,769		64,749,025
<b>CREDITORS: Amounts falling due after more than one year</b>	16		(24,304,552)		(25,324,096)
<b>PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES</b>					
Scottish housing association pension scheme	18	-		(1,243,000)	
			-		(1,243,000)
<b>DEFERRED INCOME</b>					
Social housing grants	19	(30,954,549)		(30,673,675)	
Other grants	19	(715,252)		(738,522)	
			<u>(31,669,801)</u>		<u>(31,412,197)</u>
<b>NET ASSETS</b>			<u>9,434,416</u>		<u>6,769,732</u>
<b>EQUITY</b>					
Share capital	20		40		45
Revenue reserves			9,434,376		8,012,687
Pension reserves			-		(1,243,000)
			<u>9,434,416</u>		<u>6,769,732</u>

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 30th July 2020.

**Committee Member**

**Committee Member**

**Secretary**

The notes on pages 14 to 34 form an integral part of these financial statements.

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020	2019
		£	£
<b>Surplus for the Year</b>		1,498,689	1,363,404
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	12	1,779,338	1,751,109
Amortisation of capital grants	19	(864,945)	(874,040)
Gain on disposal of tangible fixed assets		(42,160)	(38,398)
Non-cash adjustments to pension provisions		(77,000)	(100,000)
Share capital written off	20	(6)	(4)
		<u>795,227</u>	<u>738,667</u>
Interest receivable		(75,029)	(63,036)
Interest payable	8	585,884	599,087
		<u>2,804,771</u>	<u>2,638,122</u>
<b>Operating cash flows before movements in working capital</b>			
Change in debtors		(128,462)	(29,629)
Change in creditors		80,923	148,250
		<u>(47,539)</u>	<u>118,621</u>
<b>Net cash inflow from operating activities</b>		2,757,232	2,756,743
<b>Investing Activities</b>			
Acquisition and construction of properties		(2,185,273)	(1,018,640)
Purchase of other fixed assets		(88,427)	(28,218)
Social housing grant received		1,206,039	230,714
Social housing grant repaid		(81,106)	-
Other grants repaid		(2,384)	-
Proceeds on disposal of housing properties		42,160	38,398
		<u>(1,108,991)</u>	<u>(777,746)</u>
<b>Net cash outflow from investing activities</b>			
<b>Financing Activities</b>			
Interest received on cash and cash equivalents		75,029	63,036
Interest paid on loans		(585,884)	(599,087)
Loan principal repayments		(1,019,544)	(902,161)
Share capital issued	20	1	2
		<u>(1,530,398)</u>	<u>(1,438,210)</u>
<b>Net cash outflow from financing activities</b>			
<b>Increase in cash</b>	21	117,843	540,787
<b>Opening cash &amp; cash equivalents</b>		9,261,713	8,720,926
<b>Closing cash &amp; cash equivalents</b>		<u>9,379,556</u>	<u>9,261,713</u>
<b>Cash and cash equivalents as at 31 March</b>			
Cash	21	9,379,556	9,261,713
		<u>9,379,556</u>	<u>9,261,713</u>

The notes on pages 14 to 34 form an integral part of these financial statements.

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

### STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2020

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2018	47	-	6,061,283	6,061,330
Issue of Shares	2	-	-	2
Cancellation of Shares	(4)	-	-	(4)
Other comprehensive income	-	(655,000)	-	(655,000)
Other movements	-	(588,000)	588,000	-
Surplus for the year	-	-	1,363,404	1,363,404
<b>Balance as at 31 March 2019</b>	<b>45</b>	<b>(1,243,000)</b>	<b>8,012,687</b>	<b>6,769,732</b>
Balance as at 1 April 2019	45	(1,243,000)	8,012,687	6,769,732
Issue of Shares	1	-	-	1
Cancellation of Shares	(6)	-	-	(6)
Other comprehensive income	-	1,166,000	-	1,166,000
Other movements	-	77,000	(77,000)	-
Surplus for the year	-	-	1,498,689	1,498,689
<b>Balance as at 31 March 2020</b>	<b>40</b>	<b>-</b>	<b>9,434,376</b>	<b>9,434,416</b>

The notes on pages 14 to 34 form an integral part of these financial statements.

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

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## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS

### 1. PRINCIPAL ACCOUNTING POLICIES

#### Statement of Compliance and Basis of Accounting

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

#### Revenue

Revenue comprises rental and service charge income receivable in the period, income from shared ownership first tranche sales, sales of properties built for sale, other services provided, revenue grants receivable and government grants released to income in the period.

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised with expenditure as it is incurred as this is considered to be the point when the service has been performed and the revenue recognition criteria is met.

Government grants are released to income over the expected useful life of the asset to which they relate. Revenue grants are receivable when the conditions for receipt of the agreed grant funding have been met.

#### Retirement Benefits

The Association participates in the Scottish Housing Association Pension Scheme (SHAPS) a multi-employer defined benefit scheme. Retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102. The Association also offers the SHAPS Defined Contribution Scheme as an option for staff and a number of staff have chosen to participate in this scheme.

#### 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.



# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 1. PRINCIPAL ACCOUNTING POLICIES (continued.)

#### Housing Properties

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

<i>Component</i>	<i>Useful Economic Life</i>
Land	Not depreciated
Main Structure	Over 60 years
Roofs	Over 50 years
Kitchen	Over 15 years
Bathroom	Over 30 years
Heating	Over 15 years
Windows & Doors	Over 30 years
Lifts	Over 30 years

#### Depreciation and Impairment of Other Tangible Assets

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

<i>Asset Category</i>	<i>Depreciation Rate</i>
Office Premises	Over 80 years
Furniture and Fittings	20-25%
Computer & Office Equipment	25%

The carrying values of non-current assets are reviewed for impairment at the end of each reporting period.

#### Social Housing Grants and Other Capital Grants

Social housing grants and other capital grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which they relate.

Social housing grant attributed to individual components is written off to the statement of comprehensive income when these components are replaced.

Although social housing grant is treated as a grant for accounting purposes, it may nevertheless become repayable in certain circumstances, such as the disposal of certain assets. The amount repayable would be restricted to the net proceeds of sale.

#### Sales Of Housing Properties

First tranche shared ownership disposals are credited to turnover on completion. The cost of construction of these sales is taken to operating cost. In accordance with the statement of recommended practice, disposals of subsequent tranches are treated as non-current asset disposals with the gain or loss on disposal shown in the statement of comprehensive income.

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

#### Taxation

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

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (Continued)

### 1. PRINCIPAL ACCOUNTING POLICIES (continued.)

#### Leases

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

#### Works to Existing Properties

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

#### Capitalisation Of Development Overheads

Directly attributable development administration costs relating to ongoing development activities are capitalised.

#### Borrowing Costs

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme. All other borrowing costs are expensed to the statement of comprehensive income using the effective interest rate method.

#### Property Development Cost

The proportion of the development cost of shared ownership properties expected to be disposed of as a first tranche sale is held in current assets until it is disposed of. The remaining part of the development cost is treated as a non-current asset. Surpluses made on the disposal of first tranche sales are taken to the Statement of Comprehensive Income.

Property developments that are intended for resale are included in current assets until disposal.

#### Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments in accordance with Section 11 of Financial Reporting Standard 102.

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

#### Cash and Liquid Resources

Cash comprises cash at bank and in hand, deposits repayable on demand less overdrafts. Liquid resources are current asset investments that can't be disposed of without penalty and are readily convertible into amounts of cash at their carrying value.

#### Impairment

The Association assesses at the end of each accounting period whether there are indications that a non-current asset may be impaired or that an impairment loss previously recognised has fully or partially reversed.

Where the carrying value of non-current assets is less than their recoverable amounts the shortfall is recognised as an impairment loss in the Statement of Comprehensive Income. The recoverable amount is the higher of the fair value less costs to sell and value-in-use of the asset based on its service potential.

Impairment losses previously recognised are reversed if the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in the Statement of Comprehensive Income.

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 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 Association to exercise judgement in applying the accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements are disclosed below.

#### Key Judgements

##### *a) Categorisation of Housing Properties*

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

##### *b) Identification of cash generating units*

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

##### *c) Financial instrument break clauses*

The Management Committee has considered the break clauses attached to the financial instruments that it has in place for its loan funding. In their judgement these break clauses do not cause the financial instrument to be classified as a complex financial instrument and therefore they meet the definition of a basic financial instrument.

##### *d) Pension Liability*

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method.

#### Estimation Uncertainty

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

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

##### *b) Life Cycle of Components*

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

##### *c) Useful life of properties, plant and equipment*

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

##### *d) 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 benefit 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.

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

### FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	7,125,373	5,205,537	1,919,836	6,866,696	5,043,354	1,823,342
Other Activities	4	27,834	58,354	(30,520)	72,986	112,355	(39,369)
<b>Total</b>		<b>7,153,207</b>	<b>5,263,891</b>	<b>1,889,316</b>	<b>6,939,682</b>	<b>5,155,709</b>	<b>1,783,973</b>

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

	General Needs Housing £	Shared Ownership £	2020 Total £	2019 Total £
<b>Revenue from Lettings</b>				
Rent receivable net of service charges	6,101,181	45,564	6,146,745	5,913,490
<b>Gross income from rent and service charges</b>	6,101,181	45,564	6,146,745	5,913,490
Less: Rent losses from voids	27,779	-	27,779	28,417
<b>Income from rents and service charges</b>	6,073,402	45,564	6,118,966	5,885,073
Grants released from deferred income	854,935	10,012	864,947	874,040
Revenue grants from Scottish Ministers	141,460	-	141,460	107,583
<b>Total turnover from affordable letting activities</b>	7,069,797	55,576	7,125,373	6,866,696
<b>Expenditure on affordable letting activities</b>				
Management and maintenance administration costs	1,727,873	23,136	1,751,009	1,585,235
Service costs	138,421	9,623	148,044	140,675
Planned and cyclical maintenance, including major repairs	800,201	-	800,201	791,165
Reactive maintenance costs	659,947	-	659,947	728,294
Bad Debts - rents and service charges	90,530	-	90,530	55,248
Depreciation of affordable let properties	1,744,196	11,610	1,755,806	1,742,737
<b>Operating costs of affordable letting activities</b>	5,161,168	44,369	5,205,537	5,043,354
<b>Operating surplus on affordable letting activities</b>	1,908,629	11,207	1,919,836	1,823,342
<b>2019</b>	1,804,133	19,209		

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Other revenue grants	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2020	Operating surplus / (deficit) 2019
	£	£	£	£	£	£	£
Factoring	-	14,655	14,655	-	14,926	(271)	425
Contracted out services undertaken for other organisations	-	5,977	5,977	-	3,665	2,312	845
Other activities	-	4,393	4,393	-	-	4,393	18,902
Rechargeable repairs	2,809	-	2,809	39,763	-	(36,954)	(59,541)
<b>Total From Other Activities</b>	<b>2,809</b>	<b>25,025</b>	<b>27,834</b>	<b>39,763</b>	<b>18,591</b>	<b>(30,520)</b>	<b>(39,369)</b>
<b>2019</b>	<b>3,109</b>	<b>69,877</b>	<b>72,986</b>	<b>62,650</b>	<b>49,705</b>	<b>(39,369)</b>	

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 5. OFFICERS' EMOLUMENTS

	2020	2019
	£	£
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)	<u>67,134</u>	<u>65,432</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>15,588</u>	<u>15,237</u>
Emoluments payable to Chief Executive and Secretary (excluding pension contributions)	69,007	67,310
Pension contributions paid on behalf of the Chief Executive and Secretary	<u>15,588</u>	<u>15,237</u>
Total emoluments payable to the Chief Executive and Secretary	<u>84,595</u>	<u>82,547</u>
Total emoluments paid to key management personnel	<u>261,789</u>	<u>242,007</u>

The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-

	Number	Number
£60,001 to £70,000	-	2
£70,001 to £80,000	1	1
£80,001 to £90,000	<u>1</u>	<u>-</u>

### 6. EMPLOYEE INFORMATION

	2020	2019
	No.	No.
Average monthly number of full time equivalent persons employed during the year	<u>27</u>	<u>24</u>
Average total number of employees employed during the year	<u>27</u>	<u>26</u>
Staff costs were:	£	£
Wages and salaries	892,785	880,420
National insurance costs	93,528	90,590
Pension costs	<u>167,658</u>	<u>176,727</u>
	<u>1,153,971</u>	<u>1,147,737</u>

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 7. GAIN ON SALE OF HOUSING STOCK

	2020	2019
	£	£
Sales proceeds	71,250	38,398
Cost of sales	29,090	-
Gain on sale of housing stock	<u>42,160</u>	<u>38,398</u>

### 8. INTEREST PAYABLE AND SIMILAR CHARGES

	2020	2019
	£	£
On bank loans and overdrafts	585,884	599,087
	<u>585,884</u>	<u>599,087</u>

### 9. SURPLUS FOR THE YEAR

	2020	2019
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	1,779,338	1,769,121
(Loss) on component disposals	10,949	5,549
Auditors' remuneration - audit services	11,400	10,727
Operating lease rentals - other	2,549	2,549
(Loss) / gain on sale of other non-current assets	<u>42,160</u>	<u>(38,398)</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)

	2020	2019
	£	£
Net interest on pension obligations	<u>(28,000)</u>	<u>(26,000)</u>

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
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 £
<b>COST</b>				
At 1 April 2019	79,137,729	394,130	983,122	80,514,981
Additions	2,453,319	177,579	-	2,630,898
Disposals	(172,445)	(374,015)	(73,065)	(619,525)
Transfers	169,796	-	(169,796)	-
At 31 March 2020	<u>81,588,399</u>	<u>197,694</u>	<u>740,261</u>	<u>82,526,354</u>
<b>DEPRECIATION</b>				
At 1 April 2019	23,911,479	-	317,991	24,229,470
Charge for Year	1,733,246	-	11,610	1,744,856
Transfers	50,320	-	(50,320)	-
Disposals	(161,496)	-	(12,404)	(173,900)
At 31 March 2020	<u>25,533,549</u>	<u>-</u>	<u>266,877</u>	<u>25,800,426</u>
<b>NET BOOK VALUE</b>				
At 31 March 2020	<u>56,054,850</u>	<u>197,694</u>	<u>473,384</u>	<u>56,725,928</u>
At 31 March 2019	<u>55,226,250</u>	<u>394,130</u>	<u>665,131</u>	<u>56,285,511</u>

Expenditure on Existing Properties	2020		2019	
	<i>Component replacement</i>	<i>Improvement</i>	<i>Component replacement</i>	<i>Improvement</i>
£	£	-	£	-
Amounts capitalised	179,596	2,451,302	379,074	630,083
Amounts charged to the statement of comprehensive income	<u>1,460,148</u>	<u>-</u>	<u>1,519,459</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 £25,443,230 (2019 - £26,073,522)

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



## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 12. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
<b>COST</b>				
At 1 April 2019	906,616	41,682	49,250	997,548
Additions	42,083	3,391	42,953	88,427
Eliminated on disposals	-	(2,210)	(18,829)	( 21,039)
At 31 March 2020	<u>948,699</u>	<u>42,863</u>	<u>73,374</u>	<u>1,064,936</u>
<b>DEPRECIATION</b>				
At 1 April 2019	486,658	27,504	31,902	546,064
Charge for year	7,395	8,744	18,343	34,482
Eliminated on disposals	-	(2,210)	(18,829)	( 21,039)
At 31 March 2020	<u>494,053</u>	<u>34,038</u>	<u>31,416</u>	<u>559,507</u>
<b>NET BOOK VALUE</b>				
At 31 March 2020	<u>454,646</u>	<u>8,825</u>	<u>41,958</u>	<u>505,429</u>
At 31 March 2019	<u>419,958</u>	<u>14,178</u>	<u>17,348</u>	<u>451,484</u>

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 13. RECEIVABLES

	2020	2019
	£	£
Gross arrears of rent and service charges	322,684	314,135
Less: Provision for doubtful debts	(295,790)	(291,638)
<i>Net arrears of rent and service charges</i>	<u>26,894</u>	<u>22,497</u>
Other receivables	575,526	451,461
	<u>602,420</u>	<u>473,958</u>

### 14. CASH AND CASH EQUIVALENTS

	2020	2019
	£	£
Cash at bank and in hand	9,379,556	9,261,713
	<u>9,379,556</u>	<u>9,261,713</u>

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Bank loans	913,476	913,476
Trade payables	332,375	210,307
Rent received in advance	130,795	108,771
Other payables	427,918	491,087
	<u>1,804,564</u>	<u>1,723,641</u>

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

	2020	2019
	£	£
Bank loans	24,304,552	25,324,096
	<u>24,304,552</u>	<u>25,324,096</u>

### 17. DEBT ANALYSIS - BORROWINGS

	2020	2019
	£	£
<b>Bank Loans</b>		
Amounts due within one year	913,476	913,476
Amounts due in one year or more but less than two years	1,413,476	913,476
Amounts due in two years or more but less than five years	4,240,428	4,240,428
Amounts due in more than five years	18,650,648	20,170,192
	<u>25,218,028</u>	<u>26,237,572</u>

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

<b>Lender</b>	<b>Number of Properties Secured</b>	<b>Effective Interest Rate</b>	<b>Maturity (Year)</b>	<b>Variable or Fixed</b>
RBS	251	1.4%	2032	Fixed
RBS	311	0.9%	2038	Fixed
RBS	340	0.9%	2041	Fixed

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

In accordance with FRS 102 the Association's bank borrowings are valued at amortised cost using the effective interest rate method.

	2020	2019
	£	£
Due to lenders At 31 March 2020	23,935,584	24,849,060
Effective interest rate adjustment	1,282,444	1,388,512
	<u>25,218,028</u>	<u>26,237,572</u>

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 18. RETIREMENT BENEFIT OBLIGATIONS

#### Scottish Housing Association Pension Scheme

Ochil View 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 Association also offers a defined contribution scheme to employees, however the information in this note refers to the defined benefit scheme only.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pensions schemes in the UK.

The last valuation of the Scheme was performed as at 30 September 2018 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £877m. The valuation revealed a shortfall of assets compared with the value of liabilities of £121m (equivalent to a past service funding level of 89%). A recovery plan is in place to eliminate the past service deficit which runs to 28 February 2022.

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

In 2019 the Pensions Trust, the administrator of the Scheme developed a method of determining the share of assets and liabilities for individual employers. This method was adopted by the Association in 2019 and resulted in an adjustment to the opening pension liability recognised in the statement of financial position of (£363,000).

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

	2020	2019	2018
	£	£	£
Fair value of plan assets	6,520,000	5,527,000	5,023,000
Present value of defined benefit obligation	6,472,000	6,770,000	6,074,000
Surplus / (deficit) in plan	48,000	(1,243,000)	(1,051,000)
Unrecognised surplus	(48,000)	-	-
Defined benefit asset / (liability) to be recognised	-	(1,243,000)	(1,051,000)

# OCHIL VIEW HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 18. RETIREMENT BENEFIT OBLIGATIONS (continued)

#### Scottish Housing Association Pension Scheme (continued.)

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

	2020	2019
	£	£
Defined benefit obligation at the start of period	6,770,000	6,074,000
Current service cost	190,000	140,000
Expenses	5,000	5,000
Interest expense	161,000	160,000
Contributions by plan participants	16,000	34,000
Actuarial losses (gains) due to scheme experience	226,000	(94,000)
Actuarial losses (gains) due to changes in demographic assumptions	(38,000)	17,000
Actuarial losses (gains) due to changes in financial assumptions	(800,000)	476,000
Benefits paid and expenses	(58,000)	(42,000)
Defined benefit obligation at the end of period	<u>6,472,000</u>	<u>6,770,000</u>

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

	2020	2019
	£	£
Fair value of plan assets at start of period	5,527,000	5,023,000
Interest income	133,000	134,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	602,000	107,000
Contributions by the employer	300,000	271,000
Contributions by plan participants	16,000	34,000
Benefits paid and expenses	(58,000)	(42,000)
Fair value of plan assets at the end of period	<u>6,520,000</u>	<u>5,527,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2020 was £735,000

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 18. RETIREMENT BENEFIT OBLIGATIONS (continued)

#### Scottish Housing Association Pension Scheme (continued.)

##### Defined benefit costs recognised in the statement of comprehensive income

	2020	2019
	£	£
Current service cost	190,000	140,000
Expenses	5,000	5,000
Net interest expense	28,000	26,000
	<u>223,000</u>	<u>171,000</u>
Defined benefit costs recognised in statement of comprehensive income	<u>223,000</u>	<u>171,000</u>

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

	2020	2019
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	602,000	107,000
Experience gains and losses arising on plan liabilities - gain /(loss)	(226,000)	94,000
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	38,000	(17,000)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	800,000	(476,000)
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	1,214,000	(292,000)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) - gain / (loss)	(48,000)	-
Total amount recognised in other comprehensive income - gain (loss)	<u>1,166,000</u>	<u>(292,000)</u>

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 18. RETIREMENT BENEFIT OBLIGATIONS (continued)

#### Scottish Housing Association Pension Scheme (continued.)

Assets	2020	2019	2018
	£	£	£
Absolute Return	400,000	468,000	596,000
Alternative Risk Premia	523,000	309,000	190,000
Corporate Bond Fund	476,000	388,000	351,000
Credit Relative Value	157,000	96,000	-
Distressed Opportunities	119,000	94,000	23,000
Emerging Markets Debt	232,000	177,000	172,000
Fund of Hedge Funds	-	15,000	144,000
Global Equity	897,000	889,000	904,000
Infrastructure	384,000	232,000	92,000
Insurance-Linked Securities	175,000	143,000	137,000
Liability Driven Investment	1,717,000	1,967,000	1,768,000
Long Lease Property	159,000	67,000	-
Net Current Assets	49,000	6,000	9,000
Over 15 Year Gilts	83,000	142,000	162,000
Private Debt	129,000	71,000	47,000
Property	121,000	110,000	198,000
Risk Sharing	207,000	160,000	46,000
Secured Income	362,000	193,000	184,000
Opportunistic Illiquid Credit	159,000	-	-
Liquid Credit	171,000	-	-
Total assets	<u>6,520,000</u>	<u>5,527,000</u>	<u>5,023,000</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.

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

### FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (continued)

#### 18. RETIREMENT BENEFIT OBLIGATIONS (continued)

##### Scottish Housing Association Pension Scheme (continued.)

##### Key Assumptions

	2020	2019	2018
Discount Rate	2.4%	2.4%	2.6%
Inflation (RPI)	2.6%	3.3%	3.1%
Inflation (CPI)	1.6%	2.3%	3.1%
Salary Growth	2.6%	3.3%	3.1%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance	75% of maximum allowance

##### The number of members of the pension scheme

	2020	2019
Employee members	18	17
Deferred pensioners	11	11
Pensioners	11	11
	<u>40</u>	<u>39</u>

The mortality assumptions adopted at 31 March 2020 imply the following life expectancies:

	Life expectancy at age 65 years (years)
Male retiring in 2020	21.5
Female retiring in 2020	23.2
Male retiring in 2040	22.8
Female retiring in 2040	24.5



# OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 19. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Total £
<b>Capital grants received</b>			
At 1 April 2019	30,673,675	738,522	31,412,197
Additions in the year	1,206,039	-	1,206,039
Eliminated on disposal	(81,106)	(2,384)	(83,490)
At 31 March 2020	<u>31,798,608</u>	<u>736,138</u>	<u>32,534,746</u>
<b>Amortisation</b>			
Amortisation in year	844,059	20,886	864,945
At 31 March 2020	<u>844,059</u>	<u>20,886</u>	<u>864,945</u>
<b>Net book value</b>			
At 31 March 2020	<u>30,954,549</u>	<u>715,252</u>	<u>31,669,801</u>
At 31 March 2019	<u>30,673,675</u>	<u>738,522</u>	<u>31,412,197</u>

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

	2020 £	2019 £
Amounts due within one year	864,947	874,040
Amounts due in more than one year	30,804,854	30,538,157
	<u>31,669,801</u>	<u>31,412,197</u>

## 20. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2020 £	2019 £
At 1 April	45	47
Issued in year	1	2
Cancelled in year	(6)	(4)
At 31 March	<u>40</u>	<u>45</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.

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 21. CASH FLOWS

*Reconciliation of net cash flow to movement in net debt*

	2020		2019
	£	£	£
Increase in cash	117,843	540,787	
Cashflow from change in net debt	1,019,544	902,161	
Movement in net debt during the year	1,137,387		1,442,948
Net debt at 1 April	(16,975,859)		(18,418,807)
Net debt at 31 March	(15,838,472)		(16,975,859)

<i>Analysis of changes in net debt</i>	<i>At</i>		<i>Other</i>		<i>At</i>
	<i>01 April 2019</i>	<i>Cashflows</i>	<i>Changes</i>		<i>31 March 2020</i>
	£	£	£		£
Cash and cash equivalents	9,261,713	117,843	-		9,379,556
	9,261,713	117,843	-		9,379,556
Debt: Due within one year	(913,476)	1,019,544	(1,019,544)		(913,476)
Due after more than one year	(25,324,096)	-	1,019,544		(24,304,552)
Net debt	(16,975,859)	1,137,387	-		(15,838,472)

### 22. COMMITMENTS UNDER OPERATING LEASES

	2020	2019
	£	£
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
<b>Other</b>		
Expiring in the next year	2,548	2,548
Expiring later than one year and not later than five years	1,348	4,034

## OCHIL VIEW HOUSING ASSOCIATION LIMITE

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 23. DETAILS OF ASSOCIATION

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

The Association's principal place of business is Ochil House, Marshill, Alloa, Clackmannanshire.

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

### 24. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £732 (2019 - £676) in the year by way of reimbursement of expenses. No remuneration is paid to Management Committee members in respect of their duties to the Association.

### 25. EXCEPTIONAL ITEM

	2020	2019
	£	£
Breakage Costs	106,068	103,084

The exceptional item relates to the unwinding of the adjustment made for breakage costs on a fixed loan account which was refinanced in 2017. Breakage costs of £1,515,006 were imbedded into a new fixed interest rate and the full amount of the costs were accounted for in 2017. These costs are being released to the Statement of Comprehensive Income over the 15 year period of the fix.

### 26. HOUSING STOCK

	2020	2019
	No.	No.
The number of units of accommodation in management at the year end was:-		
General needs	1,398	1,381
Shared ownership	18	22
	<u>1,416</u>	<u>1,403</u>

## OCHIL VIEW HOUSING ASSOCIATION LIMITED

### FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020 NOTES TO THE FINANCIAL STATEMENTS (continued)

#### 27. RELATED PARTY TRANSACTIONS

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

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:

	2020	2019
	£	£
Rent received from tenants on the Management Committee and their close family members	<u>22,117</u>	<u>21,477</u>
Members of the Management Committee who are tenants	5	5
Members of the Management Committee who are local authority employees	1	2

#### 28. EVENTS AFTER THE REPORTING DATE

##### Covid-19

At the time of approving the Financial Statements the United Kingdom is impacted by the Coronavirus pandemic. While the Association's strong financial position means that it is well placed to manage the impact on operations, it continues to monitor the position and update its plans accordingly. Like most businesses, however, the virus is likely to have some impact in the forthcoming year.