



Alexander Sloan
Accountants and Business Advisers

Viewpoint Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2022

Registered Social Landlord No. HEP199

FCA Reference No.1228R(S)

Scottish Charity No. SCO05619

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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VIEWPOINT HOUSING ASSOCIATION LIMITED

BOARD OF TRUSTEES, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

Board of Trustees

Iain Donald Ker Thompson
Thomas Paul Roehricht
Caroline Jardine
Katherine Ruthven Kennedy
Carol Lumsden
David Dennis McIntosh
Pamela Russell
John Muir
Jack Clyne
Lee Parry

Chair
Vice Chair

Appointed 21 September 2021
Co-opted 15 March 2022

Executive Officers

Jean Gray
John Bain

Howard Vaughan

Tom Hainey

Esther Wilson
Ann Wood
Helen McMorran

Chief Executive Officer
Director of Business Support / Company
Secretary – started 5 January 2022
Director of Finance (and Assets to 30
September 2021)
Director of Assets - started 29 November
2021
Director of Housing and Support
Director of Care
Director of Business Support/Company Secretary -
left 28 December 2021

Registered Office

4 South Oswald Road
Edinburgh
EH9 2HG

External Auditors

Alexander Sloan
Accountants & Business Advisers
1 Lochrin Square
92-98 Fountainbridge
Edinburgh
EH3 9QA

Internal Auditors

Wylie & Bisset
168 Bath Street
Glasgow
G2 4TP

Bankers

The Royal Bank of Scotland
36 St Andrews Square
Edinburgh
EH2 2YB

Solicitors

TC Young
Melrose House
69a George Street
Edinburgh
EH2 2JG

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

The Board of Trustees presents its report and the financial statements for the year ended 31 March 2022.

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society, No1228R(S), the Scottish Housing Regulator as a registered social landlord (No. HEP199) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SCO05619.

Principal Activities

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

Review of Business and Future Developments

Viewpoint Housing Association Limited (Viewpoint) has its Head Office in Edinburgh and was established in 1947 with the primary objective of providing high quality accommodation and services to tenants and residents across Edinburgh, Lothians and Fife. Viewpoint is a Registered Social Landlord with 1,328 housing properties specialising in the provision of sheltered housing to 24-hour care as well as amenity and general needs housing for people below retirement age. In providing a continuum of care and support, Viewpoint also provide end of life care in three care homes (133 bed spaces).

Viewpoint is registered with the Office of the Scottish Charities Regulator (OSCR) as a charity and the Scottish Housing Regulator as a Registered Social Landlord.

Viewpoint is a member of the Scottish Federation of Housing Associations (SFHA) and has adopted the SFHA Model Rules. The rules comply with the requirements of the Scottish Housing Regulator. Viewpoint is on the Register of Cooperative and Community Benefit Societies and is registered with the Financial Conduct Authority as a Friendly Society. It is also regulated by the Care Inspectorate.

As at 31 March 2022 Viewpoint considered itself to be compliant with the Regulatory Standards of Governance and Financial Management.

The three care homes and the housing support service provided at the Glenesk housing complex at Eskbank, Midlothian are regulated and inspected by the Care Inspectorate. At the most recent inspections, for the service standards reviewed, St Raphael's, Marian House and Lennox House were all assessed at Grade 5's.

The housing support service ceased to be regulated by the Care Inspectorate with effect from 1 April 2022.

The @Home service was transferred to another provider on 1 April 2022.

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Viewpoint is governed by a voluntary Board of Trustees (Board) whose members each hold one fully paid share of £1 in Viewpoint, are elected by the membership and are unpaid. One member was co-opted, one member was appointed and three members were reappointed. The Board is supported by three committees; Risk and Audit, Operations and Remuneration. These committees annually review their skills mix and terms of reference. The Board members have adopted the SFHA Code of Conduct for Governing Body Members.

Viewpoint maintains insurance to cover its Board and Officers against liabilities in relation to their duties carried out on behalf of Viewpoint, as authorised by Viewpoint's rules.

The Board meets at least eight times per annum and members take part in the quarterly Risk & Audit and Operations Committees. In line with business requirements, the Board members may also be asked to participate in short-life working groups when required. The Board meets as part of their annual Away Day without the Executive Team present. The average attendance by all Board members was 82%.

Management is delegated by the Board to the Executive Team. The Chief Executive and Executive Team members hold no interest in Viewpoint's share capital, and although not having the legal status of directors, act as Executives within the authority delegated by the Board. This Team comprises the Chief Executive, Directors of Finance, Assets, Housing and Support, Care, and Business Support. Viewpoint has a Schedule of Delegated Authorities setting out those authorities that are reserved by the Board and those delegated to the Committees and Chief Executive.

The Board would like to thank The Viewpoint Trust for their continued support and financial assistance.

Principal Markets and Associated Risks

The policy and strategic priorities for both the Scottish Government and Integrated Health and Social Care Partnerships continue to place an emphasis on enabling older people to live independently at home as long as possible through care at home services as well as the increasing use of technology enabled care. Innovations in these areas continue to be introduced and reviewed by the Association.

Many sheltered housing providers have moved to a housing model for older people, where support is no longer provided. Viewpoint has operated this model in Fife for a number of years. Following withdrawal of funding to deliver housing support in Edinburgh and a comprehensive review and redesign of its housing and support services, none of Viewpoint's housing for older people will provide support beyond 31 March 2022, when registration with the Care Inspectorate for this purpose will end.

Viewpoint also took the decision during 2021/22 not to continue with its small @Home service beyond 31 March 2022.

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022 Review of Business and Future Developments (Contd.)

There are a number of care homes within the Edinburgh area. The focus of Viewpoint will remain on maintaining the high standard of the three existing care homes delivering palliative and dementia care and demand continues to be high for all three homes.

The Board of Trustees has a comprehensive Risk Policy and Strategic Plan including a statement of its risk appetite. The Risk Register is reviewed bi-annually in line with the Strategic Plan by the Board, quarterly by the Risk and Audit Committee and monthly by the Executive Team.

ACHIEVEMENTS IN 2021/22

Business and Performance Review

- Following submission of Annual Assurance Statement to the Scottish Housing Regulator the Engagement Plan was updated to compliant status on 31 March 2022
- Viewpoint continues to consolidate process improvements with a primary focus on its customers
- As Covid restrictions eased towards the end of the year work on maintenance services increased
- The Rent Policy was reviewed to ensure Viewpoint tenants have rents which continue to be affordable, demonstrate value for money and give customers greater choice over their services
- Continued to deliver the Dementia Strategy across all services and look to work with others to find solutions for people living with dementia, including assisting people to adapt their homes to meet their needs and make them fit for purpose for the future
- Commenced a full tenant satisfaction survey.
- Reviewed and redesigned housing support service to be implemented from 1 April 2022
- Reviewed @Home service resulting in transfer to alternative provider from 1 April 2022
- The Financial Resilience Short Life Working Group continues to monitor the finances to ensure current and future viability and the affordability of both housing, housing support and care services for customers
- Commenced initial groundwork towards the organisation's digital journey through review and implementation of ICT, Housing, Assets and Care strategies.
- Continued to implement Organisational Design programme
- Carried out further work towards developing an EESSH 2 programme in line with the Scottish Government's Climate Change Plan
- Invested £5 million in stock to ensure the organisation maintains good quality homes
- Resident satisfaction reviews in care homes are completed regularly to ensure quality and efficiency of services
- New marketing strategy for care homes was launched
- Collaborative working was maintained to help increase the activities and support offered to tenants and residents
- A hybrid working model for office based staff was introduced as Covid restrictions eased

The new strategic Business Plan 2022-2025 has been approved by the Board. The Plan is underpinned by individual departmental strategies.

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

The Plan has five Strategic Aims:

1. To deliver an excellent customer experience
2. To provide good quality homes
3. To maintain good governance and financial management
4. To value and invest in our people
5. To be efficient and effective whilst considering value for money

ORGANISATIONAL RISK - Viewpoint faces a wide variety of business related risks and has continued during the year to be impacted by the Covid-19 pandemic. Accordingly this has been an area which has been the focus of the Board and the Executive and Financial Resilience Short Life Working Group who meet on a regular basis to assess the ongoing impact of the pandemic on the operations particularly around care home and housing void losses and the additional costs of working.

The key risks have been identified as:

- The inability to deliver care to care home residents due to staff shortages
- The inability to deliver EESSH 2 (Energy Efficiency Standards for Social Housing) aligned with the impact of the Climate Change Action Plan
- Risks in the area of Human Resources including succession planning and skills shortages
- ICT and its alignment with the business needs and requirements now and for the future
- Systems are in place and maintained to support the evolving operational and strategic requirements of the business
- Regulatory Compliance & Assurance
- Meeting Landlord Health & Safety legislative requirements
- The impact of the Covid-19 pandemic on the business has been reflected in both the operational and strategic risks
- Asset Management Strategy – action plan / deliverable within achievable timescales / robust life cycle reporting for accurate financial planning and scenario modelling
- Danger of cyber security attacks
- Failure to protect residents and tenants from harm
- Exposure to and impact of General Data Protection Regulation (GDPR) and Freedom of Information (FOI) breaches
- The ability of the finances to meet the needs of the business considering unsustainable losses; unexpected increase in interest rates; external & internal fraud; changing environment
- The impact of longer term voids both in housing and care homes
- Welfare benefit reform and the impact on tenancy sustainability

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

OPERATIONAL PERFORMANCE 2021/22

Viewpoint use Key Performance Indicators to assess its performance and a summary of results for the year are shown in the following table.

Key Performance Indicator	Targets 2021/22	Achieved 2021/22
Void – average days to relet	40	143.9
% void loss for housing stock	2.75	5.51
Gross Rent Arrears %	2.5	2.49
% complaints responded to in full Stage 1	95	100
Average time in working days for full response at Stage 1	5	4.5
% complaints responded to in full Stage 2	95	85.7
Average time in working days for full response at Stage 2	18	18.2
% tenants satisfied with response repairs	92	77.4
Average time to complete emergency repairs (hours)	3.5	1.81
% properties meeting EESSH	100	94.9

ASSET MANAGEMENT - The Association seeks to maintain its properties to the highest standard. To this end, it carries out repairs and maintenance in distinct time frames:

- Routine Maintenance, which is carried out as emergency, urgent and routine timescales - expenditure in the year was £1,619,218 (2021 - £1,028,385)
- A programme of Planned Repairs carried out throughout the year to deal with the gradual and predictable deterioration of building attributes - expenditure in the year was £804,654 (2021 - £124,499)
- Cyclical Maintenance – expenditure in the year was £583,158 (2021 - £384,419)
- A long-term programme of major repairs for the replacement of components, which have come to the end of their economic lives - direct expenditure capitalised in the year, was £2,267,172 (2021 - £760,482)

The Board will endeavour to ensure that the necessary funds will be available in the future to cover the Association's commitments under the Scottish Housing Quality Standards and the Energy Efficiency in Social Housing programme.

Landlord Health & Safety – The Association has an ongoing programme of works to ensure that all statutory and regulatory regulations continue to be met. This includes gas safety, electrical, water (legionella), asbestos, lifts and fire risk assessments for all its properties.

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

HOUSING SERVICES

In line with Viewpoint's Rent Policy whilst considering affordability and through consultation with tenants the rent increase for 2021/22 was 2%. The Association's policy follows the generally accepted practice/principles of the Social Housing Sector.

The average time taken to re-let properties this year has decreased to 143.9 days. This is due to the continuing impact on the ability to let properties due to the Covid-19 pandemic.

Viewpoint works closely with anyone who is in arrears and provides access to welfare and financial advice and support to assist individuals to manage their debt.

Viewpoint continues to work closely with its tenants to gauge where improvements can be made in its estates and communities

COMPLAINTS

Viewpoint has implemented an updated version of the Model Complaints Handling Procedure ('Model CHP') in line with the Scottish Public Services Ombudsman ('SPSO') request and this is available via the website.

TENANT PARTICIPATION

Tenant involvement plays an important part in formulating and agreeing the Viewpoint's aims and objectives. 2021/22 was Year 3 of the Tenant Participation Strategy approved in November 2018. The adverse impact of the pandemic on activity in this area has meant that the organisation has not been able to implement and consolidate the full strategy and therefore achieve all the aims and objectives set out. The timescale of the existing strategy was therefore extended to April 2023, with a review planned during 2022/23.

Despite pandemic restrictions continuing during 2021/22, positive progress continued to be made.

CARE HOMES

Occupancy levels have stabilised following the significant impact of Covid-19 last year.

The overall average occupancy across the three care homes for 2021/22 was 94% (2021:86%). The individual occupancy for each home was as follows:

St Raphael's	95%
Lennox House	92%
Marian House	93%

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

STAFF ENGAGEMENT & PERFORMANCE MANAGEMENT

High quality staff are an essential part of the ongoing success of the organisation and the range of services delivered. Service delivery is under-pinned by staff performance and remains a high priority as Viewpoint aim to continue to improve performance.

All employees are required to comply with the SFHA Code of Conduct for Employees and sign an annual declaration.

The Corporate Induction & training two-day programme recommenced in October 2021. Viewpoint staff continue to utilise the online eLearning system, eLearning For You (eLFY) to complete their mandatory and optional training modules. In the last year, 77% of staff have completed their mandatory training modules. Trained care home staff continue to deliver practical Health & Safety training sessions within the care homes.

Over 85% of staff have participated in learning opportunities including:

- SVQ Qualifications at levels 2,3 & 4 for care home and housing staff
- CIH Level 3 qualification for housing staff
- HNC in Construction Management
- Health & Safety Training
- Mental Health Awareness
- Post Graduate Diploma in Housing Studies
- Postgraduate Diploma Information Rights Law And Practice
- Professional Development Award for senior care staff
- In-house Senior Carer Training
- Resilience Training
- Adult Support & Protection Training
- Lone Working Training
- Positive Behaviour Support Training for care home staff
- Fire Warden Training
- Namaste Training
- Train the Trainer Moving & Handling and Dementia Awareness
- Pg Dip Person-Centred Practice (Advancing Care Home Practice) x 3 senior care home staff
- Delivering Customer Service Excellence training
- Project Management for Non-Project Managers course
- Web Development Fundamentals course
- New Manager Boot camp Essentials course
- CIMA on Demand courses for finance staff

There was additional staff engagement throughout the last year through two, quarterly groups, the Health and Safety Consultative Group and the new Joint Consultative Committee (JCC).

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Throughout the year, Viewpoint continued to invest in staff training to ensure the care services delivered are excellent. The quality of services is reflected in the feedback from the Care Inspectorate in the overall grades of '5' for each care home.

The range of internal and external events and outings previously enjoyed by residents has been re-introduced in line with "Open with Care" guidance

FINANCIAL PERFORMANCE

The results for the year are shown in the Statement of Comprehensive Income on Page 19. The income related to housing was £8,479k (2021: £8,572k) and for care homes was £10,167k (2021: £8,816k). housing rental income was lower in the year due to the continued higher level of void properties as a result of Covid-19.

The operating surplus of £537k (2021 £1,042k) shows a £505k decrease due to increase in maintenance spend much of which related to catch up works not carried out in the previous year due to Covid restrictions. The deficit for housing was £433k (2021: surplus £960k), and a surplus for care homes of £1,078k (2021: £354k)

Viewpoint continued to invest in its properties, with capital spend on housing of £2,236k (2021: £763k) and care homes of £31k (2021: £17k).

Treasury Management

Viewpoint refinanced its loan funding in 2019 with CAF Bank on a 25 year term loan with the first three years being at a fixed rate. The related borrowing covenants are being comfortably met.

Brewin Dolphin were appointed Investment Managers in April 2018 and £2m of free reserves were invested in a balanced portfolio in May 2018 with a further £1m invested in November 2021. The Board acknowledged that this would be a longer-term investment with the primary objective to achieve an overall return in excess of inflation and as a result, the Board has not set a specific income target. They have also intimated that income from the portfolio will be capitalised.

From an ethical point of view, the Board are also mindful that the portfolio is sensitive to the objectives and mission of Viewpoint.

Part of Viewpoint's finance had previously been raised through loan-stock provided by loan-stock tenants. These loans are unsecured and, at Kilravock House, are repaid six months after a loan-stock tenancy has ended or earlier if the property is re-let in that period. At all other properties holding loan-stock tenants, loans are repaid in full as tenancies end.

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Viewpoint has introduced a replacement to its loan-stock agreement and new tenancies at Kilravock are offered on a shared ownership basis. Existing loan-stock tenants have been offered an opportunity to convert to this new arrangement. No new loan-stock tenancies will be offered. Upon the ending of any shared ownership agreements, the shared owner will be repaid their share based on the prevailing market value at the time of sale.

For any borrowing decisions Viewpoint will consider the status of the shared ownership (and remaining loan-stock) and related liabilities at that point.

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

STRATEGIC PLAN 2022-2025

The year one (2022/23) strategic objectives are as follows;

- To continue the implementation of the Care Strategy
- To implement the final outcomes of the current Tenant Participation Strategy and develop a new Strategy
- Develop Customer Strategy and Charter
- To continually review resident satisfaction in the care homes
- To identify and pursue further partnership opportunities
- To devise a costed three year investment programme for the property portfolio
- Consolidate all stock condition and energy performance information
- To develop a decarbonisation energy efficiency roadmap
- Consider options for new purpose built care home
- Strengthen the Board through targeted recruitment campaign
- Develop a clear succession plan for future office bearers on the Board
- Maintain robust financial controls validated by internal and external audit processes
- Develop and implement Workforce Planning Strategy
- Continue to review services, achieve targets and improve performance
- Develop and implement the digital roadmap

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

Board of Trustees and Executive Officers

The members of the Board of Trustees and the Executive officers are listed on page 1.

Each member of the Board of Trustees 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 Board of Trustees.

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

Statement of Board of Trustees' Responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires the Board of Trustees 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 Board of Trustees 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 Board of Trustees 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 Board of Trustees 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.

Statement on Internal Financial Control

The Board of Trustees 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.

VIEWPOINT HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2022

It is the Board of Trustees' 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 Board of Trustees 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 Board of Trustees;
- the Board of Trustees 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 Board of Trustees has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2022. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

Disclosure of Information to the Auditor

The members of the Board of Trustees 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 Board of Trustees

Jean Gray
Chief Executive Officer
16 August 2022

John Bain
Secretary

VIEWPOINT HOUSING ASSOCIATION LIMITED

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

In addition to our audit of the financial statements, we have reviewed your statement on pages 12-13 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 pages 12-13 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 Board of Trustees and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Board of Trustees' Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
EDINBURGH

16 August 2022



Alexander Sloan
Accountants and Business Advisers

VIEWPOINT HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF VIEWPOINT HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022

Opinion

We have audited the financial statements of Viewpoint Housing Association Limited (the 'Association') for the year ended 31 March 2022 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 2022 and of the surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019.

Basis of Opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Trustees 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 Board of Trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The Board of Trustees 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.

VIEWPOINT HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF VIEWPOINT HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022 (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 Board of Trustees

As explained more fully in the statement of Board of Trustees' responsibilities as set out on page 14, the Board of Trustees 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 Board of Trustees 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 Board of Trustees is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Trustees 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:

VIEWPOINT HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF VIEWPOINT HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud
Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

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

Audit response to risks identified

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; and
- reviewing Care Inspectorate Reports for care homes.

VIEWPOINT HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF VIEWPOINT HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022 (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.

Description of the auditor's responsibilities for the audit of the 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: <http://www.frc.org.uk/auditorsresponsibilities>. The description forms part of our audit report.

Use of our Report

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

ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
EDINBURGH
16 August 2022



Alexander Sloan
Accountants and Business Advisers

VIEWPOINT HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2022

	Notes	£	2022 £	£	2021 £
Revenue	2		18,821,235		17,743,795
Operating costs	2		18,284,028		16,701,997
OPERATING SURPLUS			537,207		1,041,798
Gain on sale of housing stock	7	143,320		205,943	
Interest receivable and other income		85,814		91,322	
Interest payable and similar charges	8	(142,415)		(146,609)	
Movement in fair value of financial instruments	13	(29,936)		275,341	
Other Finance income/(charges)	11	(20,000)		(5,000)	
			36,783		420,997
SURPLUS FOR THE YEAR			573,990		1,462,795
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	19		699,000		(1,120,000)
TOTAL COMPREHENSIVE INCOME			1,272,990		342,795

Income and expenditure reported above include discontinued activities relating to the Care at Home Service. These activities ceased at 31 March 2022, transferring to a new provider. Full details are provided in Note 4.

The notes on pages 23 to 41 form an integral part of these financial statements.

VIEWPOINT HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2022

	Notes	2022	2021
		£	£
NON-CURRENT ASSETS			
Housing properties - depreciated cost	12	40,283,384	39,813,366
Other tangible assets	12	782,446	856,771
Investments	13	3,235,548	2,220,645
		<u>44,301,378</u>	<u>42,890,782</u>
CURRENT ASSETS			
Receivables	14	1,433,737	1,355,354
Cash and cash equivalents	15	6,542,979	8,705,625
		<u>7,976,716</u>	<u>10,060,979</u>
CREDITORS: Amounts falling due within one year	16	<u>(3,781,621)</u>	<u>(4,072,811)</u>
NET CURRENT ASSETS		<u>4,195,095</u>	<u>5,988,168</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>48,496,473</u>	<u>48,878,950</u>
CREDITORS: Amounts falling due after more than one year	17	<u>(4,524,074)</u>	<u>(4,674,159)</u>
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES			
Scottish housing association pension scheme	19	<u>(101,000)</u>	<u>(1,149,000)</u>
		<u>(101,000)</u>	<u>(1,149,000)</u>
DEFERRED INCOME			
Social housing grants	20	(12,388,777)	(12,846,001)
Other grants	20	<u>(18,407)</u>	<u>(18,558)</u>
		<u>(12,407,184)</u>	<u>(12,864,559)</u>
NET ASSETS		<u>31,464,215</u>	<u>30,191,232</u>
EQUITY			
Share capital	21	127	134
Revenue reserves		31,510,384	31,270,399
Restricted reserve		54,704	69,699
Pension reserves		<u>(101,000)</u>	<u>(1,149,000)</u>
		<u>31,464,215</u>	<u>30,191,232</u>

The financial statements were approved by the Board of Trustees and authorised for issue and signed on their behalf on 16th August 2022.

Trustee Member

Trustee Member

Secretary

The notes on pages 23 to 41 form an integral part of these financial statements.

VIEWPOINT HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022	2021
		£	£
Surplus for the Year		573,990	1,462,795
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	12	1,896,615	2,051,675
Amortisation of intangible assets	12	-	-
Amortisation of capital grants	20	(535,460)	(534,842)
(Gain) / Loss on disposal of tangible fixed assets		(143,320)	(205,943)
Non-cash adjustments to pension provisions		(349,000)	(363,000)
Change in market value of investments		29,936	(275,340)
Share capital written off	21	(8)	(8)
		<u>898,763</u>	<u>672,542</u>
Interest receivable		(85,814)	(91,322)
Interest payable	8	<u>142,415</u>	<u>146,609</u>
Operating cash flows before movements in working capital		1,529,354	2,190,624
Change in debtors		(78,383)	(690,019)
Change in creditors		<u>149,401</u>	<u>(149,716)</u>
		71,018	(839,735)
Net cash inflow from operating activities		<u>1,600,372</u>	<u>1,350,889</u>
Investing Activities			
Acquisition and construction of properties		(2,267,172)	(780,305)
Purchase of other fixed assets		(94,250)	(119,397)
Purchase of investment portfolio and dividends		(1,044,839)	(41,999)
Social housing grant received		78,085	65,061
Social housing grant repaid		-	(162,071)
Proceeds on disposal of housing properties		212,434	359,473
Proceeds on disposal of other tangible assets		-	2,398
Net cash outflow from investing activities		<u>(3,115,742)</u>	<u>(676,840)</u>
Financing Activities			
Loan Advances Received / Movement in loan stock		(463,735)	(345,780)
Interest received on cash and cash equivalents		85,814	91,322
Interest paid on loans		(142,415)	(146,609)
Loan principal repayments		(141,961)	(137,770)
Share capital issued	21	<u>1</u>	<u>6</u>
Net cash outflow from financing activities		<u>(662,296)</u>	<u>(538,831)</u>
(decrease)/increase in cash	22	<u>(2,177,666)</u>	<u>135,218</u>
Opening cash & cash equivalents		<u>8,570,690</u>	<u>8,435,472</u>
Closing cash & cash equivalents		<u><u>6,393,024</u></u>	<u><u>8,570,690</u></u>
Cash and cash equivalents as at 31 March			
Cash	22	6,542,979	8,705,625
Bank overdraft	16	<u>(149,955)</u>	<u>(134,935)</u>
		<u><u>6,393,024</u></u>	<u><u>8,570,690</u></u>

The notes on pages 23 to 41 form an integral part of these financial statements.

VIEWPOINT HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2022

	Share Capital	Restricted Reserve	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£	£
Balance as at 1 April 2020					
Issue of Shares	136	69,699	(392,000)	30,170,604	29,848,439
Cancellation of Shares	6	-	-	-	6
Other comprehensive income	(8)	-	-	-	(8)
Other movements	-	-	(1,120,000)	-	(1,120,000)
Prior Period Adjustment	-	-	363,000	(363,000)	-
Surplus for the year	-	-	-	1,462,795	1,462,795
Balance as at 31 March 2021	134	69,699	(1,149,000)	31,270,399	30,191,232
Balance as at 1 April 2021					
Issue of Shares	134	69,699	(1,149,000)	31,270,399	30,191,232
Cancellation of Shares	1	-	-	-	1
Other comprehensive income	(8)	-	-	-	(8)
Other movements	-	-	699,000	699,000	699,000
Surplus for the year	-	(14,995)	349,000	(334,005)	-
Balance as at 31 March 2022	127	54,704	(101,000)	31,510,384	31,464,215

The notes on pages 23 to 41 form an integral part of these financial statements.

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 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 provision of care services, 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 previously participated in the Scottish Housing Association Pension Scheme (SHAPS) a multi-employer defined benefit scheme where 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 moved to the SHAPS defined contribution scheme on leaving the defined benefit scheme. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

Going Concern

On the basis that the Board of Trustees 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.

Investments

Unlisted investments are initially recognised at cost and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment. Listed investments are measured at fair value with changes in fair value recognised in the Statement of Comprehensive Income

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 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 60 years
Windows	Over 30 years
Heating Systems	Over 20 years
Kitchens	Over 20 years
Bathrooms	Over 20 years
Lifts	Over 20 years
Fire Systems	Over 10 years
Door Systems	Over 10 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	2%
Furniture & Fittings	20%
Computer & Office Equipment	20%
Vans	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.

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

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.

Capitalisation Of Development Overheads

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

Housing Property Managed By Agents

Where a third party manages the Association's housing property the accounting treatment reflects the substance of the transactions. The property is only excluded if the rights and obligations associated with the scheme has been transferred to the third party.

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.

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 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 its 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 Board of Trustees 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 Board of Trustees considers its cash-generating units to be the schemes in which it manages its housing property and for asset management purposes and individual care homes.

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.

d) Loan stock

Loan stock are secured loans from tenants under the terms of the Association's tenancy agreements. The Board has now reviewed the accounting treatment and, as the Association has no right to defer these liabilities beyond one year, they are of the opinion that these liabilities should be categorised as short term.

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.

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

		2022			2021		
	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	8,479,297	8,912,640	(433,343)	8,571,578	7,611,533	960,045
Other Activities	4	10,341,938	9,371,388	970,550	9,172,217	9,090,464	81,753
Total		18,821,235	18,284,028	537,207	17,743,795	16,701,997	1,041,798

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

	General Needs Housing £	Supported Housing £	2022 Total £	2021 Total £
Revenue from Lettings				
Rent receivable net of service charges	1,397,876	5,953,104	7,350,980	7,166,400
Service charges receivable	39,781	973,469	1,013,250	1,019,246
Gross Income from rent and service charges	1,437,657	6,926,573	8,364,230	8,185,646
Less: Rent losses from voids	66,135	434,258	500,393	310,981
Income from rents and service charges	1,371,522	6,492,315	7,863,837	7,874,665
Grants released from deferred income	76,059	459,401	535,460	696,913
Other revenue grants	-	80,000	80,000	-
Total turnover from affordable letting activities	1,447,581	7,031,716	8,479,297	8,571,578
Expenditure on affordable letting activities				
Management and maintenance administration costs	455,384	2,015,157	2,470,541	2,449,161
Service costs	129,988	2,030,804	2,160,792	1,969,475
Planned and cyclical maintenance, including major repairs	151,613	1,114,511	1,266,124	433,464
Reactive maintenance costs	232,608	1,280,571	1,513,179	1,166,481
Bad Debts - rents and service charges	9,181	22,407	31,588	25,587
Depreciation of affordable let properties	259,553	1,210,863	1,470,416	1,577,365
Operating costs of affordable letting activities	1,238,327	7,674,313	8,912,640	7,611,533
Operating surplus on affordable letting activities	209,254	(642,597)	(433,343)	960,045
2021	143,942	816,103		

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Grants from Scottish Ministers	Supporting people income	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit)	Operating surplus / (deficit)
	£	£	£	£	£	£	2022	2021
Factoring	-	-	28,995	28,995	-	32,067	(3,072)	(584)
Support activities	-	-	109,649	121,119	-	229,073	(107,954)	(270,822)
Care activities (Notes 1/2)	1,359,554	-	8,807,359	10,166,913	29,144	9,060,023	1,077,746	353,992
Uncapitalised development administration costs/ Abortive costs	-	-	8,084	8,084	-	-	8,084	7,188
Other activities	-	-	16,827	16,827	-	21,081	(4,254)	(8,021)
Total From Other Activities	1,359,554	11,470	8,970,914	10,341,938	29,144	9,342,244	970,550	81,753
2021	1,212,557	164,027	7,795,633	9,172,217	41,768	9,048,696	81,753	

Note 1

The Association discontinued the @ Home service which was transferred to a new provider from 1 April 2022. The income for the service in the year was £126,523 (2021: £138,981) and expenditure of £205,957 (2021: £240,018) resulting in a deficit for the care at home service of £79,435 (2021: deficit of £101,037).

The Association no longer provide the @ Home service.

Note 2

During this and the previous year the Association accessed Scottish Government support available to Social Care Providers in response to the Covid19 Pandemic (commonly referred to as the Sustainability Fund). A total of £1,359,554 (2021 : £1,212,557) was accessed in relation to the financial year. There were no unfulfilled conditions in respect of sustainability fund payments at the year end.

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

5. OFFICERS' EMOLUMENTS

	2022 £	2021 £
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board of Trustees, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	325,100	395,541
Pension contributions made on behalf on Officers with emoluments greater than £60,000	31,835	30,478
Emoluments payable to Chief Executive Officer (excluding pension contributions)	100,139	97,825
Pension contributions paid on behalf of the Chief Executive Officer	7,052	7,352
Total emoluments payable to the Chief Executive Officer	107,191	105,177
Total emoluments paid to key management personnel	424,071	426,019

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

6. EMPLOYEE INFORMATION

	2022 No.	2021 No.
Average monthly number of full time equivalent persons employed during the year	264	263
Average total number of employees employed during the year	284	302
Staff costs were:	£	£
Wages and salaries	7,420,231	7,051,862
National insurance costs	644,991	603,378
Pension costs	383,124	364,786
Temporary, agency and seconded staff	1,289,961	1,123,247
	9,738,307	9,143,273

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

7. GAIN ON SALE OF HOUSING STOCK

	2022	2021
	£	£
Sales proceeds	210,000	327,500
Cost of sales	<u>66,680</u>	<u>121,557</u>
Gain on sale of housing stock	<u>143,320</u>	<u>205,943</u>

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2022	2021
	£	£
On bank loans and overdrafts	<u>142,415</u>	<u>146,609</u>

9. SURPLUS FOR THE YEAR

	2022	2021
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	1,896,615	2,051,675
Auditors' remuneration - audit services	23,623	17,760
Operating lease rentals - other	-	2,795
(Loss) on sale of other non-current assets	<u>-</u>	<u>3,750</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)

	2022	2021
	£	£
Net interest on pension obligations	<u>(20,000)</u>	<u>(5,000)</u>

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Care Homes £	Shared Ownership Completed £	Total £
COST				
At 1 April 2021	63,898,590	10,750,312	431,781	75,080,683
Additions	2,236,420	30,752	-	2,267,172
Disposals	(2,434)	-	(126,112)	(128,546)
Transfers	(252,224)	-	252,224	-
At 31 March 2022	65,880,352	10,781,064	557,893	77,219,309
DEPRECIATION				
At 1 April 2021	30,545,607	4,525,472	196,238	35,267,317
Charge for Year	1,469,767	258,273	-	1,728,040
Transfers	(118,864)	-	118,864	-
Disposals	-	-	(59,432)	(59,432)
At 31 March 2022	31,896,510	4,783,745	255,670	36,935,925
NET BOOK VALUE				
At 31 March 2022	33,983,842	5,997,319	302,223	40,283,384
At 31 March 2021	33,352,983	6,224,840	235,543	39,813,366

	2022		2021	
Expenditure on Existing Properties	Component replacement £	Improvement £	Component replacement £	Improvement £
Amounts capitalised	2,267,172	-	780,305	-
Amounts charged to the statement of comprehensive income	-	-	148,660	-

All land and housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £Nil (2021-£Nil)

The Association's lenders have standard securities over housing property with a carry value of £2,476,201 (2021 - £2,464,714)

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

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Machinery & Equipment £	Total £
COST				
At 1 April 2021	883,156	1,361,899	113,158	2,358,213
Additions	-	94,250	-	94,250
Eliminated on disposals	-	-	-	-
At 31 March 2022	883,156	1,456,149	113,158	2,452,463
DEPRECIATION				
At 1 April 2021	364,803	1,040,773	95,866	1,501,442
Charge for year	24,684	135,245	8,646	168,575
Eliminated on disposals	-	-	-	-
At 31 March 2022	389,487	1,176,018	104,512	1,670,017
NET BOOK VALUE				
At 31 March 2022	493,669	280,131	8,646	782,446
At 31 March 2021	518,353	321,126	17,292	856,771

13. FIXED ASSET INVESTMENTS

	2022 £	2021 £
Investments	3,235,548	2,220,645
	<u>3,235,548</u>	<u>2,220,645</u>
Investment Portfolio		
	2022 £	2021 £
At 1 April 2021	2,220,645	1,903,306
Additions - net reinvested dividends	44,839	41,999
Additions - capital invested	1,000,000	-
Unrealised gains/(losses) taken to the statement of comprehensive income	(29,936)	275,340
At 31 March 2022	<u>3,235,548</u>	<u>2,220,645</u>

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

14. RECEIVABLES

	2022	2021
	£	£
Gross arrears of rent & service charges	838,045	599,911
Less: Provision for doubtful debts	(251,256)	(195,239)
<i>Net arrears of rent and service charges</i>	<u>586,789</u>	<u>404,672</u>
Other receivables	846,948	950,682
	<u>1,433,737</u>	<u>1,355,354</u>

15. CASH AND CASH EQUIVALENTS

	2022	2021
	£	£
Cash at bank and in hand	6,541,472	8,693,252
Balances held in deposit accounts	1,507	12,373
	<u>6,542,979</u>	<u>8,705,625</u>

16. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank overdrafts	149,955	134,935
Bank loans	150,085	141,961
Loan Stock	1,725,460	2,189,195
Trade payables	609,694	307,238
Rent received in advance	309,861	314,158
Other taxation and social security	170,720	166,475
Other payables	420,006	421,214
Accruals and deferred income	245,840	397,635
	<u>3,781,621</u>	<u>4,072,811</u>

At the balance sheet date there were pension contributions outstanding of £69,080 (2021: £63,137).

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

	2022	2021
	£	£
Bank loans	<u>4,524,074</u>	<u>4,674,159</u>

18. DEBT ANALYSIS - BORROWINGS

	2022	2021
	£	£
Bank Loans		
Amounts due within one year	150,085	141,961
Amounts due in one year or more but less than two years	161,805	150,085
Amounts due in two years or more but less than five years	509,709	497,607
Amounts due in more than five years	<u>3,852,560</u>	<u>4,026,487</u>
	<u>4,674,159</u>	<u>4,816,140</u>

The Association has one bank loan the principal terms of which are as follows:

Lender	Properties Secured	Effective Interest Rate	Maturity (Year)	Variable or Fixed
CAF Bank	112	3.0%	2044	Fixed

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

Viewpoint Housing Association Limited participates in the Scottish Housing Association Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 150 non-associated employers. The Scheme is a defined benefit scheme in the UK.

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

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

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

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

	2022	2021
	£	£
Fair value of plan assets	12,244,000	11,976,000
Present value of defined benefit obligation	12,345,000	13,125,000
	<u> </u>	<u> </u>
Defined benefit asset / (liability) to be recognised	(101,000)	(1,149,000)
	<u> </u>	<u> </u>

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2022	2021
	£	£
Defined benefit obligation at the start of period	13,125,000	11,714,000
Expenses	12,000	12,000
Interest expense	273,000	276,000
Actuarial losses (gains) due to scheme experience	197,000	(308,000)
Actuarial losses (gains) due to changes in demographic assumptions	49,000	-
Actuarial losses (gains) due to changes in financial assumptions	(857,000)	1,939,000
Benefits paid and expenses	(454,000)	(508,000)
Defined benefit obligation at the end of period	12,345,000	13,125,000

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

	2022	2021
	£	£
Fair value of plan assets at start of period	11,976,000	11,322,000
Interest income	253,000	271,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	88,000	511,000
Contributions by the employer	381,000	380,000
Benefits paid and expenses	(454,000)	(508,000)
Fair value of plan assets at the end of period	12,244,000	11,976,000

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2022 was £341,000 (2021: £782,000).

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2022 £	2021 £
Expenses	12,000	12,000
Net interest expense	20,000	5,000
Defined benefit costs recognised in statement of comprehensive income	32,000	17,000

Defined benefit costs recognised in the other comprehensive income

	2022 £	2021 £
Experience on plan assets (excluding amounts included in interest income) - (loss) / gain	88,000	511,000
Experience gains and losses arising on plan liabilities - gain	(197,000)	308,000
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	(49,000)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	857,000	(1,939,000)
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	699,000	(1,120,000)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) - gain / (loss)	-	-
Total amount recognised in other comprehensive income - gain (loss)	699,000	(1,120,000)

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets	2022	2021	2020
	£	£	£
Absolute Return	561,000	590,000	695,000
Alternative Risk Premia	506,000	480,000	907,000
Corporate Bond Fund	774,000	903,000	827,000
Credit Relative Value	393,000	345,000	272,000
Distressed Opportunities	439,000	409,000	207,000
Emerging Markets Debt	456,000	483,000	403,000
Fund of Hedge Funds	(45,000)	-	-
Global Equity	2,421,000	1,853,000	1,557,000
High Yield	119,000	314,000	-
Infrastructure	764,000	669,000	667,000
Insurance-Linked Securities	257,000	250,000	304,000
Liability Driven Investment	2,963,000	2,879,000	2,981,000
Long Lease Property	353,000	278,000	277,000
Net Current Assets	39,000	89,000	86,000
Over 15 Year Gllts	5,000	6,000	144,000
Private Debt	308,000	282,000	224,000
Property	317,000	215,000	211,000
Risk Sharing	399,000	428,000	359,000
Secured Income	654,000	658,000	628,000
Opportunistic Illiquid Credit	406,000	307,000	276,000
Opportunistic Credit	43,000	327,000	-
Liquid Credit	78,000	207,000	297,000
Cash	34,000	4,000	-
Total assets	12,244,000	11,976,000	11,322,000

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

	2022	2021	2020
Discount Rate	2.8%	2.1%	2.4%
Inflation (RPI)	3.7%	3.3%	2.7%
Inflation (CPI)	3.3%	2.8%	1.7%
Salary Growth	4.3%	3.8%	2.7%
	75% of		75% of
Allowance for commutation of pension for cash at retirement	maximum allowance	75% of maximum allowance	maximum allowance

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

	Life expectancy at age 65 years (years)
Male retiring in 2021	21.6
Female retiring in 2021	23.9
Male retiring in 2041	22.9
Female retiring in 2041	25.4

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

20. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Total £
Capital grants received			
At 1 April 2021	30,536,541	359,952	30,896,493
Additions in the year	78,085	-	78,085
Eliminated on disposal	-	-	-
At 31 March 2022	<u>30,614,626</u>	<u>359,952</u>	<u>30,974,578</u>
Amortisation			
At 1 April 2021	17,690,540	341,394	18,031,934
Amortisation in year	535,309	151	535,460
Eliminated on disposal	-	-	-
At 31 March 2022	<u>18,225,849</u>	<u>341,545</u>	<u>18,567,394</u>
Net book value			
At 31 March 2022	<u>12,388,777</u>	<u>18,407</u>	<u>12,407,184</u>
At 31 March 2021	<u>12,846,001</u>	<u>18,558</u>	<u>12,864,559</u>

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

	2022 £	2021 £
Amounts due within one year	535,209	531,535
Amounts due in more than one year	11,871,975	12,333,024
	<u>12,407,184</u>	<u>12,864,559</u>

21. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2022 £	2021 £
At 1 April	134	136
Issued in year	1	6
Cancelled in year	(8)	(8)
At 31 March	<u>127</u>	<u>134</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.

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

22. CASH FLOWS

Reconciliation of net cash flow to movement in net funds

	2022	2021
	£	£
(Decrease) / increase in cash	(2,177,666)	135,218
Cashflow from change in net debt	141,961	137,770
Movement in net funds in the year	(2,035,705)	272,988
Net funds at 1 April	3,754,570	3,481,582
Net funds at 31 March	1,718,865	3,754,570

Analysis of changes in net funds	At 1-Apr-21	Cashflows	Other Changes	At 31-Mar-22
	£	£	£	£
Cash and cash equivalents	8,705,625	(2,162,646)	-	6,542,979
Bank overdrafts	(134,935)	(15,020)	-	(149,955)
Debt: Due within one year	8,570,690	(2,177,666)	-	6,393,024
Due after more than one year	(141,961)	141,961	(150,085)	(150,085)
Net funds	(4,674,159)	-	150,085	(4,524,074)
	3,754,570	(2,035,705)	-	1,718,865

23. CAPITAL COMMITMENTS

	2022	2021
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	448,142	272,338

The above commitments will be financed by the Association's own resources.

24. COMMITMENTS UNDER OPERATING LEASES

	2022	2021
	£	£
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
Other		
Expiring in the next year	-	2,096
Expiring later than one year and not later than five years	-	-

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

25. 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 4 South Oswald Road, Edinburgh, EH9 2HG.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in Edinburgh, Lothians and Fife.

26. BOARD OF TRUSTEES MEMBER EMOLUMENTS

Board of Trustees members received £1,194 (2021 - £2,209) in the year by way of reimbursement of expenses. No remuneration is paid to Board of Trustees members in respect of their duties to the Association.

27. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2022 No.	2021 No.
General needs	243	246
Supported housing	1,085	1,083
	<u>1,328</u>	<u>1,329</u>

Housing units managed by the Association and leased to another body:

Name of Organisation	Number of Units	
	2022 No.	2021 No.
The Action Group	6	6
Carr-Gomm	7	7
SAMH	3	2

VIEWPOINT HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

28. RELATED PARTY TRANSACTIONS

Members of the Board of Trustees are related parties of the Association as defined by Financial Reporting Standard 102.

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

Transactions with Board of Trustees members (and their close family) were as follows:

	2022	2021
	£	£
Rent received from tenants on the Board of Trustees and their close family members	9,311	13,871
Members of the Board of Trustees who are tenants	2	3

Viewpoint Trust provides financial assistance to Viewpoint Housing Association by way of grants the amount paid in the year was £90,225 (2021: £11,897) of this £1,895 (2021: £8,304) was outstanding at the year end.

Viewpoint Housing Association provided management services to Viewpoint Trust in the year. The amount paid amounted to £4,846 (2021: £4,846), of this £1,212 (2021: £3,635) was outstanding at the year end.

29. CONTINGENT LIABILITY

The Trustees of The Pension Trust (The Trust) has completed a review of the changes made to the benefit structures of the Scottish Housing Association Defined Benefit Schemes within the Trust. The result of this review is that, in some cases, it is unclear whether changes were made to scheme benefits in accordance with the Trust's governing documentation.

The Trustee has been advised to seek direction from the Court on the effect of these changes. This process is ongoing and is unlikely to be resolved until late 2024 at the earliest. However, one potential outcome is that scheme members, of which the Association is one, may see their share of scheme liabilities increase.

The Pension Trust have not made their legal advice available and the likelihood of success is currently unknown. For multi-employer schemes, the Trustee is unable to provide the estimated potential additional liability at an individual employer level as this is as yet unknown. Furthermore due to the complexities in relation to back payments, transfers, deaths and orphan liabilities, etc., it may not be possible to ascertain an accurate split by individual employers until after the court ruling, when the scope of any rectification work, should this be required, becomes known. As a result, no provision has therefore been included in the financial statements.

