

Landlord Name:	Irvine Housing Association Ltd
RSL Reg No.:	280
Report generated date:	07/10/2024 18:14:35

Approval

A1.1	Date approved	18/09/2024
A1.2	Approver	James Strang
A1.3	Approver job title	Chair of Board



STATEMENT OF COMPREHENSIVE INCOME

	Current Year	Prior Year
	£'000	£'000
Turnover	13,265.0	12,055.0
Operating costs	(8,521.0)	(7,800.0)
Gain/(loss) on disposal of property, plant and equipment	0.0	0.0
Exceptional items	0.0	0.0
Operating surplus/(deficit)	4,744.0	4,255.0
Share of operating surplus/(deficit) in joint ventures and associates	0.0	0.0
Interest receivable	2.0	0.0
Interest payable	(2,167.0)	(1,534.0)
Other financing (costs)/income	0.0	0.0
Release of negative goodwill	0.0	0.0
Movement in fair value of financial instruments	0.0	0.0
Decrease in valuation of housing properties	0.0	0.0
Reversal of previous decrease in valuation of housing properties	0.0	0.0
Total	(2,165.0)	(1,534.0)
Surplus/(deficit) before tax	2,579.0	2,721.0
Tax (payable)/recoverable	0.0	0.0
Surplus/(deficit) for the year	2,579.0	2,721.0
Actuarial (loss)/gain in respect of pension schemes	0.0	0.0
Change in fair value of hedged financial instruments	0.0	0.0
Total comprehensive income for the year	2,579.0	2,721.0

STATEMENT OF CHANGES IN EQUITY

	Share capital	Revenue reserve Restricted fund	Revenue reserve Unrestricted fund	Restricted reserve	Revaluation reserve
	£'000	£'000	£'000	£'000	£'000
Balance at end of the previous year	0.0	0.0	26,051.0	0.0	0.0
Opening balance adjustments	0.0	0.0	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	0.0	0.0	2,579.0	0.0	0.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0	0.0	0.0
Balance at end of the current year	0.0	0.0	28,630.0	0.0	0.0

	Total excluding non-controlling interest	Non-controlling interest	Total including non-controlling interest
	£'000	£'000	£'000
Balance at end of the previous year	26,051.0	0.0	26,051.0
Opening balance adjustments	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	2,579.0	0.0	2,579.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0
Balance at end of the current year	28,630.0	0.0	28,630.0

STATEMENT OF FINANCIAL POSITION

	Current Year	Prior Year
	£'000	£'000
Non-current assets		
Intangible assets and goodwill	0.0	0.0
Housing properties - NBV	111,210.0	108,307.0
Negative goodwill	0.0	0.0
Net housing assets	111,210.0	108,307.0
Non-current investments	0.0	0.0
Other plant, property and equipment	465.0	517.0
Investments in joint ventures and associates	0.0	0.0
Total non-current assets	111,675.0	108,824.0
Receivables due after more than one year	0.0	0.0
Current assets		
Investments	0.0	0.0
Stock and work in progress	0.0	0.0
Trade and other receivables due within one year	1,513.0	993.0
Cash and cash equivalents	24.0	19.0
Total current assets	1,537.0	1,012.0
Payables: amounts falling due within one year	(8,394.0)	(3,297.0)
Deferred income: amounts falling due within one year		
Scottish housing grants (SHG)	(276.0)	(277.0)
Other grants	(26.0)	(26.0)
Total deferred income: amounts falling due within one year	(302.0)	(303.0)
Net current assets/(liabilities)	(7,159.0)	(2,588.0)
Total assets less current liabilities	104,516.0	106,236.0
Payables: amounts falling due after more than one year	(35,188.0)	(39,199.0)
Provisions	0.0	0.0
Pension asset/(liability)	0.0	0.0
Deferred income: amounts falling due after more than one year		
Scottish housing grants (SHG)	(37,202.0)	(37,465.0)
Other grants	(3,496.0)	(3,521.0)
Total deferred income: amounts falling due after more than one year	(40,698.0)	(40,986.0)
Total long term liabilities	(75,886.0)	(80,185.0)
Net assets	28,630.0	26,051.0
Capital and reserves		
Share capital	0.0	0.0
Revaluation reserves	0.0	0.0
Restricted reserves	0.0	0.0
Revenue reserves	28,630.0	26,051.0
Total reserves	28,630.0	26,051.0

STATEMENT OF CASH FLOWS

	Current Year	Prior Year
	£'000	£'000
Net cash inflow/(outflow) from operating activities	9,595.0	5,839.0
Tax (paid)/refunded	0.0	0.0
<u>Cash flow from investing activities</u>		
Acquisition and construction of properties	(3,458.0)	(17,291.0)
Purchase of other non-current assets	(25.0)	(3.0)
Sales of properties	0.0	0.0
Sales of other non-current assets	0.0	0.0
Capital grants received	13.0	3,758.0
Capital grants repaid	0.0	0.0
Interest received	0.0	0.0
Net cash inflow/(outflow) from investing activities	(3,470.0)	(13,536.0)
<u>Cash flow from financing activities</u>		
Interest paid	(2,109.0)	(1,534.0)
Interest element of finance lease rental payment	0.0	0.0
Share capital received/(repaid)	0.0	0.0
Funding drawn down	0.0	9,250.0
Funding repaid	(4,011.0)	0.0
Early repayment and associated charges	0.0	0.0
Capital element of finance lease rental payments	0.0	0.0
Withdrawal from deposits	0.0	0.0
Net cash inflow/(outflow) from financing activities	(6,120.0)	7,716.0
Net change in cash and cash equivalents	5.0	19.0
Cash and cash equivalents at end of the previous year	19.0	0.0
Cash and cash equivalents Opening balance adjustment	0.0	0.0
Cash and cash equivalents at end of the current year	24.0	19.0

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

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	13,063.0	(8,198.0)	4,865.0
Other activities	202.0	(323.0)	(121.0)
Total	13,265.0	(8,521.0)	4,744.0

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

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	11,738.0	(7,394.0)	4,344.0
Other activities	317.0	(406.0)	(89.0)
Total	12,055.0	(7,800.0)	4,255.0

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

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
	£'000	£'000	£'000	£'000	£'000	£'000
Rent receivable	12,620.0	0.0	0.0	0.0	12,620.0	11,440.0
Service charges	66.0	0.0	0.0	0.0	66.0	47.0
Gross income	12,686.0	0.0	0.0	0.0	12,686.0	11,487.0
Voids	(31.0)	0.0	0.0	0.0	(31.0)	(94.0)
Net income	12,655.0	0.0	0.0	0.0	12,655.0	11,393.0
Grants released from deferred income	351.0	0.0	0.0	0.0	351.0	303.0
Revenue grants from Scottish Ministers	0.0	0.0	0.0	0.0	0.0	0.0
Other revenue grants	57.0	0.0	0.0	0.0	57.0	42.0
Total turnover: letting	13,063.0	0.0	0.0	0.0	13,063.0	11,738.0
Management and maintenance administration costs	(3,369.0)	0.0	0.0	0.0	(3,369.0)	(2,743.0)
Service costs	(501.0)	0.0	0.0	0.0	(501.0)	(423.0)
Planned maintenance	(628.0)	0.0	0.0	0.0	(628.0)	(603.0)
Reactive maintenance	(2,006.0)	0.0	0.0	0.0	(2,006.0)	(1,628.0)
Bad debts written (off)/back	(56.0)	0.0	0.0	0.0	(56.0)	(149.0)
Depreciation: housing	(1,638.0)	0.0	0.0	0.0	(1,638.0)	(1,848.0)
Impairment	0.0	0.0	0.0	0.0	0.0	0.0
Operating costs	(8,198.0)	0.0	0.0	0.0	(8,198.0)	(7,394.0)
Operating surplus/(deficit)	4,865.0	0.0	0.0	0.0	4,865.0	4,344.0
Prior Year						
Total turnover: letting	11,738.0	0.0	0.0	0.0		
Operating costs	(7,394.0)	0.0	0.0	0.0		
Operating surplus/(deficit)	4,344.0	0.0	0.0	0.0		

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

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total turnover	Other operating costs	Current Year Operating surplus/(deficit)	Prior Year Operating surplus/(deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Wider role	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Care and repair	90.0	0.0	0.0	0.0	90.0	(155.0)	(65.0)	(35.0)
Investment property activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Factoring	0.0	0.0	0.0	112.0	112.0	(168.0)	(56.0)	(73.0)
Support activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Care activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contracted out services undertaken for RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contracted out services undertaken for others	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developments for sale to RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developments for sale to non-RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncapitalised development administration costs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	19.0
Current Year Total	90.0	0.0	0.0	112.0	202.0	(323.0)	(121.0)	
Prior Year Total	198.0	0.0	0.0	119.0	317.0	(406.0)	(89.0)	

ANALYSIS - UNITS

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
Units owned and managed at year end	2,498	0	0	0	2,498	2,443
Units managed, not owned at year end	0	0	0	0	0	0
Units owned, not managed at year end	0	0	0	0	0	0
Units held for demolition at year end	0	0		0	0	0
Total units owned / managed	2,498	0	0	0	2,498	2,443

COST PER UNIT - Current Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,349	-	-	-	£1,349
Planned maintenance	£251	-	-	-	£251
Reactive maintenance	£803	-	-	-	£803
Total direct maintenance	£1,054	-	-	-	£1,054
Total management & maintenance	£2,403	-	-	-	£2,403

COST PER UNIT - Prior Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,123	-	-	-	£1,123
Planned maintenance	£247	-	-	-	£247
Reactive maintenance	£666	-	-	-	£666
Total direct maintenance	£913	-	-	-	£913
Total management & maintenance	£2,036	-	-	-	£2,036

SUPPLEMENTARY ITEMS

	Current Year	Prior Year
	£'000	£'000
Chief Executive emoluments excluding pension contributions	109.0	104.0
Total key management personnel emoluments	251.0	429.0
Total staff costs	1,753.0	1,784.0
External auditors' fees – audit	35.0	30.0
External auditors' fees – other	0.0	0.0
Capitalised maintenance costs	2,250.0	2,014.0
Capitalised development administration costs	0.0	0.0
Capitalised interest costs	0.0	0.0
Accumulated depreciation	22,466.0	20,799.0
Receivables - gross rental	880.0	712.0
Receivables – bad debt provision	(367.0)	(362.0)
Receivables - net rental	513.0	350.0
Total Pension deficit recovery payments due	0.0	0.0
Housing loans due within one year	0.0	0.0
Housing loans due after more than one year	26,000.0	26,000.0
Other loans due within one year	0.0	0.0
Other loans due after more than one year	0.0	0.0
Overdraft / bridging finance	0.0	0.0
Intra-group loans due within one year	0.0	0.0
Intra-group loans due after more than one year	9,188.0	13,199.0
Intra-group lending	0.0	0.0
Intra-group receivables (trading)	0.0	0.0
Other intra-group payables (trading)	0.0	0.0

CONTEXTUAL INFORMATION

Accounting year end	March	
Date financial statements authorised	22/07/2024	
Are the financial statements qualified?	No	
Were there any emphasis of matter points raised in the audit report?	No	
External auditors' name	BDO	
Number of years since a full procurement exercise was undertaken for the external auditor	2	
Internal auditors' name	Internal	
Number of years since a full procurement exercise was undertaken for the internal auditor	10+	
Do you have an Audit Committee?	Yes	
Do you have a Treasury Management Strategy?	Yes	
How do you account for capital grant income?	Accruals method	
Calendar year of last housing asset revaluation	-	
Contingent liabilities	Legal action	<input type="checkbox"/>
	LSVT contract compliance	<input type="checkbox"/>
	Pension	<input type="checkbox"/>
	Repayment of SHG	<input type="checkbox"/>
	Other	<input type="checkbox"/>
	None	<input checked="" type="checkbox"/>
SHAPS financial assessment risk rating	N/A	
Are you appealing this risk rating?	N/A	
How many staff members not currently contributing to any scheme?	3	
Staff Pension Schemes		
Which scheme(s) are you members of?	How many participating members in each scheme?	
Legal & General (DC)	35	

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Thistle Housing	Dormant	Unaudited	0.0	0.0	6.2
Activities					
Activities					
Activities					
Activities					
Activities					
Activities					
Activities					



SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
Activities					
Activities					
Activities					

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
Activities					
Activities					
Activities					

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
Activities					
Activities					
Activities					

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
Activities					
Activities					
Activities					

CONNECTED ORGANISATIONS

The Riverside Group Ltd	
Activities	
Activities	
Activities	
Activities	
Activities	

CONNECTED ORGANISATIONS

Activities	
Activities	
Activities	
Activities	

CONNECTED ORGANISATIONS

Activities	
Activities	
Activities	
Activities	



CONNECTED ORGANISATIONS

Activities	
Activities	
Activities	
Activities	
Activities	

RATIOS

	Current Year	Prior Year	Prior Year Sector Median
Financial capacity			
Interest cover	455.0%	380.6%	425.2%
Gearing	122.8%	150.4%	44.8%
Efficiency			
Voids	0.2%	0.8%	0.8%
Gross arrears	7.0%	6.2%	3.9%
Net arrears	4.1%	3.1%	1.9%
Bad debts	0.4%	1.3%	0.5%
Staff costs / turnover	13.2%	14.8%	21.0%
Key management personnel / staff costs	14.3%	24.0%	16.7%
Turnover per unit	£5,310	£4,935	£5,571
Responsive repairs to planned maintenance ratio	1.4	1.6	1.6
Liquidity			
Current ratio	0.2	0.3	1.9
Profitability			
Gross surplus / (deficit)	35.8%	35.3%	16.2%
Net surplus / (deficit)	19.4%	22.6%	11.1%
EBITDA / revenue	31.1%	33.9%	28.8%
EBITDA exc. deferred grant	28.5%	31.4%	16.1%
Financing			
Debt burden ratio	2.7	3.3	1.7
Net debt per unit	£14,077	£16,038	£7,062
Debt per unit	£14,086	£16,045	£10,190
Diversification			
Income from non-rental activities-	4.6%	5.5%	17.4%

Comments

Page	Field	Comment
SOCI	Interest payable	Loan's drawn to fund development together with higher interest rates has resulted in this increase
SOFP	Payables: amounts falling due within one year	Monies owed to our parent that arose as a result of day to day transactions were higher than in previous year.
SOCF	Acquisition and construction of properties	Three developments were on site and completed early in the 2023/24 year. The majority of costs were incurred in the prior year.
SOCF	Purchase of other non-current assets	The office was refurbished and additional desks were purchased to accommodate employees who are spending more time in the office.
Analysis - Affordable Lettings	Service charges	Service charges have been applied to new build properties at three developments
Analysis - Affordable Lettings	Voids	Voids were high in the prior year due to properties being held void for refugees.
Analysis - Affordable Lettings	Grants released from deferred income	The increase is attributable to new build homes
Analysis - Affordable Lettings	Other grants	Additional grant received to fund Affordability officer
Analysis - Affordable Lettings	Management and maintenance administration costs	The significant increase of £252k to the insurance premium is the predominant reason for the increase. Other areas were impacted by higher than usual inflationary increases.
Analysis - Affordable Lettings	Service costs	The increase is attributable to the number of tree works required in the year at a cost of £75k.
Analysis - Affordable Lettings	Reactive maintenance	Increased volume of work in responsive repairs together with increased costs arising due to the poor condition of void properties has resulted in this increase.
Analysis - Affordable Lettings	Bad debts written (off)/back	Improved performance resulted in a reduction in the provision required
Analysis - Other Activities	Care and repair	Due to the reduction in grant funding for disabled adaptations, Board made the decision to privately

Page	Field	Comment
		fund some works
Analysis - Other Activities	Factoring	Improved performance in relation to income collection resulted in a lower provision for bad debts
Analysis - Other Activities	Other activities	The prior year included a one-off receipt from a local authority in relation an EWI project
Supplementary Items	Total key management personnel emoluments	An organisational restructure in the previous year inflated costs due to severance payments.
Supplementary Items	Receivables - gross rental	Rent receivable fluctuates due to the timing of Housing Benefit
Supplementary Items	Receivables - net rental	Rent receivable fluctuates due to the timing of Housing Benefit
Supplementary Items	Intra-group loans due after more than one year	SoFP Payables > 1 year includes capitalised finance costs of £67k which are being amortised over the life of the loan. Intra-group loan balance is actually £9,255.0 but has been recorded as £9,188 to eradicate validation issue