

PROVANHALL HOUSING ASSOCIATION LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

Registered Housing Association No. HHC242

Financial Conduct Authority No. 2401RS

Scottish Charity No SC037762

PROVANHALL HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVES AND PROFESSIONAL ADVISORS

FOR THE YEAR ENDED 31 MARCH 2024

Management Committee

Linda Cameron (Chair)
Deborah Anderson (Vice-chair) (Appointed 13 September 2023)
Christine Morris (Secretary)
Tracy Coutts
Elizabeth McEwan
Ayodeji Olorunsogo (Appointed 13 September 2023)
Gabriel Agbola (Appointed 27 November 2023)
Calum O'Donnell (Appointed 25 March 2024)
Claire McKay (Co-optee) (Appointed 25 March 2024)
Daniel Hughes (Co-optee) (Appointed 25 March 2024)
Moira Bayne (Co-optee) (Appointed 25 March 2024)
Barbara McCluskey (Resigned 13 September 2023)
Clarice Spaine (Resigned 27 February 2024)
Margaret Stewart (Resigned 19 December 2023)
James McGuire (Co-optee) (Resigned 19 April 2024)
William Blunn (resigned 30 May 2023)
Geraldine Whitley (Co-optee) (Resigned 5 April 2024)

Executive Officers

Alan Hume, Director
Graeme McKee, Housing Services Manager (appointed 8 July 2024)
Stephen Baxter, Housing Services Manager (appointed 19 June 2023, resigned 8 July 2024)
Sean Douglas, Housing Services Manager (resigned 30 June 2023)
Mark Quigley, Technical Services Manager

Registered Office

34 Conisborough Road
Easterhouse
Glasgow
G34 9QG

External Auditor

Azets Audit Services
Chartered Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Solicitors

Kelly & Co
184 Abercromby Street
Glasgow
G40 2RZ

T C Young
7 West George Street
Glasgow
G2 1BA

BTO Solicitors LLP
48 St Vincent Street
Glasgow
G2 5HS

Bankers

Bank of Scotland Plc
Glasgow The Forge
PO Box 1000
BX2 1LB

Internal Auditor

Wbg
68 Bath Street
Glasgow
G2 4TP

Finance Agents

FMD Financial Services Ltd
3 Clairmont Gardens
Glasgow
G3 7LW

PROVANHALL HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS

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Registration particulars:

Financial Conduct Authority

Co-operative and Community Benefit Societies Act 2014
Registered Number: 2401RS

Scottish Housing Regulator

Housing (Scotland) Act 2010
Registered Number: HHC242

Scottish Charity

Scottish Charity Number SC037762

PROVANHALL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The Management Committee present their report and audited financial statements for the year ended 31 March 2024.

Principal activity

The principal activity of Provanhall Housing Association Limited ("Provanhall") is the development, management and maintenance of housing for people in housing need.

Provanhall is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society, The Office of the Scottish Charities Regulator (OSCR) as a charity and with the Scottish Housing Regulator as a Registered Social Landlord.

Strategy and Objectives

The Association's Strategy is:

- Consolidating and improving our core business, through service improvement and investment;
- Managing our assets and resources well for the benefit of tenants and the Provanhall community;
- Working with the community and others to improve opportunities and the quality of life for local people; and
- Developing our role as a community anchor organisation for Provanhall.

To deliver the Strategy, the Management Committee has set five strategic objectives:

- Deliver high quality services that meet tenants' needs, maximise tenant satisfaction and demonstrate value for money;
- Provide affordable, high quality homes that meet local needs and help make Provanhall a thriving, sustainable community;
- Develop our role as community anchor in Provanhall, enabling services and activities that benefit individuals and the community as a whole;
- Mitigate the impact of welfare reform and other external factors on tenants and on the Association's business resilience; and
- Make sure that the Association is an efficient and effective organisation, with the organisational capacity to achieve our goals.

Business Review

2023/24

Our operating environment continues to be challenging. The cost of living increased sharply across the UK with inflation peaking at 11.1% in October 2022. This represented a 41-year high, before subsequently easing. Recent data shows the annual inflation rate was 2.3% in April 2024. Inflation affects the affordability of goods and services, the fall in price inflation does not mean that prices are falling; they are still increasing, albeit at a slower rate. The Association increased rent for 2024-25 by 5.5% after consultation with our tenants. We received a high response rate of 43% from tenants sharing their views and approval of the proposed increase. Whilst significantly under the inflation rate, and within the guidance set by the Scottish government, we were acutely aware the impact of additional cost to tenants.

Despite the ongoing challenges this presents, we have maintained our commitments to funding an Income Maximisation Service, supporting Connect Community Trust in managing the Connie and continuation of Estate Management Services including gardening, bin pulls, maintaining back courts and bulk uplift for our tenants. We have published a revised Capital Expenditure programme as part of our new Business Plan committing to spending of £5,551,393 over the next five years from 2024. This will ensure our homes are fit for living in and provide good value for money.

PROVANHALL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

Business Review (continued)

We provided support to tenants struggling with their rent through Income Maximisation Services and despite the challenges faced, with only one case taken to court seeking eviction for rent arrears. Our performance remained high in terms of managing rent arrears with total debt (marginally up on last year) of 3.66% from 3.5% at the previous year-end.

Gross rent arrears, representing actual current tenant debt plus former tenant debt, increased from £71,534 at 31 March 2023 to £78,265 at 31 March 2024. Actual current tenant rent arrears, representing current tenant debt less technical arrears, also decreased from £22,791 (1.1%) at 31 March 2023 to £22,743 (1.07%) at 31 March 2024. This is in the context of the sustained impact of cost of living experienced by our tenants. The number of tenants in receipt of Universal Credit was 191.

Reactive Maintenance expenditure increased to a total of £614,331 (2023 - £498,346) and averaged £1,170 per unit at 31 March 2024 (against an average in 2023 of £958). 30 properties were void re-lets and works totalled £98,679 (in 2023 this was £58,251 for 23 re-lets).

The Association continue to see an increase in costs for planned, cyclical and reactive maintenance due to increased prices from inflation (factors that affect the price of materials and labour). The following table outlines planned and cyclical works completed throughout the year:

Planned works completed	
Kitchen Renewals	13
Bathroom Renewals	11
Boiler Renewals	21
Electrical Rewires	11
Cyclical works completed	
Gutter Cleaning	518
Gas Servicing	516

SHQS compliance as of March 2024 was 97.30%, this figures comprises seven exemptions for kitchen storage and seven properties that are marginal SHQS energy failures. Fire detection installations, gas and electrical safety checks were 100% compliant.

Staff complement remained at nine. We continued to provide Income Maximisation services via a service contract from Connect Community Trust (CCT). This is part of a wider community partnership with two other local Housing Associations.

Provanhall secured additional funding from a variety of external sources in order to assist local tenants as follows:

- Funded Welfare Rights Officer post to help 243 people achieve benefit maximisation totalling £856,325 for the year.
- Assisted tenants in claiming £13,680 of fuel bank funding in 2023/24
- Made a difference for kids at Christmas with Cash for Kids funding in 2023/24 of £12,300
- Distributed SFHA funding from the Scottish government of £30,000 for fuel support
- Maintained comparatively low rent compared to peers. Rent levels (based on 22/23 data) for 2 and 3 apt properties (77% of our stock) are the lowest in Easterhouse
- Second year of Caravan project for families to have an affordable holiday helping six families

PROVANHALL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

Business Review (continued)

The Internal Audit programme this year focussed on Reactive Maintenance and Tenant Safety both assessed as strong (being the highest rating).

We commissioned a consultant to audit our Annual Assurance Statement for 2023 and identified minor areas where we could improve of no material significance; and will complete further validation this year.

The Scottish Housing Regulator (SHR) are engaging with the Association about our financial management. Based on our 5-year Financial Plan submitted in 2023, we forecast a significant cash outflow over the next five years resulting in a low cash balance. We are working closely with the Regulator to address this issue and have supplied all relevant information demonstrating a higher cash balance throughout our new 30-year plan

With a focus on damp and mould, the Association has published guidance for tenants and closely monitors all cases of dampness and mould until the issues have been resolved to the tenant's satisfaction. Over the last year, we addressed 29 reported cases of damp or mould.

The Association published an Equality Diversity and Inclusion Strategy, which identifies how we will continue to improve outcomes and monitoring of EDI issues.

We worked with Glasgow Council on the improvement area in Balcurvie Road bringing four homes into Social Housing for refurbishment from the private sector. Developed our Finance function to provide more robust forecasting and management along with migration to a new Housing and Financial Management computer system in the year ahead. The Association developed and launched our Corporate Governance Framework. We increased our S5 number of homeless households provided with a tenancy and sustained 100% last year.

The Association signed up to be a Disability Confident Scheme Employer and continued our Cyber Essentials Accreditation.

We continue to support Connect Community Trust (CCT) who manage the local community facility and deliver wider role projects including youth clubs, job clubs, elderly lunch clubs, I.T. classes and bingo.

We continue to work with, and develop, EHRA, the partnership of seven local Community Based Housing Associations and undertake joint lobbying and training with them.

Operational Review

1 Corporate Governance

The Association has a Management Committee who are elected by the members of the Association. It is the responsibility of the Management Committee to determine the strategy, set policies and guide the overall direction of the Association. They also monitor the operational activities of the Association. The members of the Management Committee are unpaid.

The Management Team is responsible for achieving the strategy and undertaking the operational activities in line with the policies set.

Our governing body is our Management Committee, which is responsible to the wider membership. Management Committee members serve in a voluntary capacity, and we recognise that this puts even more onus on us to ensure that we set and achieve high standards of professionalism in our work. We take governance very seriously, and in the last year we continued to build on work from previous years which strengthened our governance arrangements.

Our Management Committee Membership remains strong. At the end of the year, we had 11 Management Committee members. Three of our Members are external non-tenants. Attendance at Management

PROVANHALL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

1 Corporate Governance (continued)

Committee meetings was 76%. Management Committee meetings during the year were held in person with Teams available to those who could not join in person. The Management Committee (MC) undertook a substantial amount of training during the year, committed to a Training Matrix, and associated training for the year ahead for both MC and Staff. A Governing Body Assessment is planned for the year ahead with SHARE.

2 Corporate Issues

Tenant involvement and participation is a major part of the Association's Aims and Objectives and we continue to review how Provanhall involves tenants in its activities.

Provanhall is committed to involving staff in decision making and policy making. In the year just ended staff were fully involved in the internal management plan process and regular staff meetings were held to keep staff informed of our activities.

Performance Management

Service delivery is underpinned by staff performance. This continues to be a high priority for us. In the last year we have continued to implement our staff appraisal system and undertook a staff training needs assessment.

Best use of resources

We regularly conduct risk assessments, and take any action necessary to reduce or limit risk. We have continued a programme of major investment in our housing stock. This involves carrying out major repairs including the replacement of significant components. We have updated our stock condition information to ensure that our long-term financial planning reflects our future investment requirements.

Services

We aim to deliver high quality services, and we set ourselves the goal of achieving continuous improvement in what we do.

We continued to monitor rent arrears closely. We also continued to deliver many completed adaptations to existing properties to meet the specific needs of our tenants.

3 Other Areas

Risk Management Policy

The Committee has a formal risk management process to assess business risks and implement risk management strategies. This involves identifying the types of risks the Association faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying means of mitigating the risks. As part of this process the Committee has reviewed the adequacy of the Association's current internal controls, through its Internal Audit programme.

Principal risk and uncertainties

The principal risks and uncertainties facing the Association are on-going impacts of the cost of living crisis, sustained high inflationary costs, commitment to improving energy efficiency of our homes, and ongoing impact from the UK's exit from the EU. The Association operates both a strategic and operational risk register which are reviewed regularly. The Management Committee have agreed a 'risk appetite' based on this register and take this into account when making decisions.

PROVANHALL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

3 Other Areas (continued)

Employee Involvement and Health & Safety

The Association encourages employee involvement in all major initiatives.

Investment Appraisal

Capital expenditure is regulated by the budgetary process and authorisation levels. For expenditure beyond specified levels, detailed written proposals have to be submitted to the Committee. Reviews are carried out during the development period, to monitor expenditure and performance.

Internal Financial Controls

The Management Committee is responsible for establishing and maintaining the Association's system of internal controls. Internal controls systems are designed to meet the particular needs of the Association and the risks to which it is exposed, and by their nature can provide reasonable but not absolute assurance against material misstatement or loss. The key procedures which the Management Committee has established with a view to providing effective internal financial controls are detailed on page 8.

Management Structure

The Management Committee has overall responsibility for the Association and there is a formal schedule of matters specifically reserved for decision by the Committee.

Revenue Reserve Policy

The Committee members have reviewed the reserves of Provanhall. This review encompassed the nature of the income and expenditure streams, the need to match variable income with fixed commitments and the nature of the reserves. During the year the Association's revenue reserve increased from £8,864,950 to £9,107,041 due to the total comprehensive income of £242,091 in the year.

Maintenance Policies

The Association seeks to maintain its properties to the highest standard. To this end programmes of cyclical repairs are carried out in the short and medium term to deal with the gradual and predictable deterioration of building components. It is expected that the cost of all these repairs would be charged to the Statement of Comprehensive Income.

In addition, the Association has a long-term programme of major repairs to cover for works which have become necessary since the original development was completed, including works required by subsequent legislative changes. This includes replacement to components of the properties, which have come to the end of their economic lives. The cost of these replacements is capitalised within the terms outlined in the Statement of Recommended Practice for Social Housing Providers issued in 2018.

Treasury Management

The Association has an active treasury management function, which operates in accordance with the Treasury Policy approved by the Management Committee. In this way the Association manages its borrowing arrangements to ensure that it is always in a position to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held.

PROVANHALL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

3 Other Areas (continued)

Credit Payment Policy

The Association's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The average payment period is thirty days.

Budgetary Process

Each year the Management Committee approves the annual budget and rolling three-year strategic plan. Key risk areas are identified. Performance is monitored and relevant action taken throughout the year through quarterly reporting to the Management Committee of variances from the budget, updated forecasts for the year together with information on the key risk areas. Approval procedures are in place in respect of major areas of risk such as major contract tenders, expenditure and treasury management.

Rental Income

The Association's Rent Policy is a percentage system based on the size, type and facilities of the accommodation. The policy ensures that the rent structure is easy to administer and covers the wide variations within the Association's properties. The percentage value is reviewed annually to ensure that the rents cover the required costs. This policy follows the generally accepted practice/principles of the housing movement.

Disabled Employees

Applications for employment by disabled persons are given full and fair consideration for all vacancies in accordance with their particular aptitudes and abilities. In the event of employees becoming disabled, every effort is made to retrain them in order that their employment with the Association may continue. It is the policy of the Association that training, career development and promotion opportunities should be available to all employees.

Future Developments

Subject to the availability of public funding and identification of suitable development sites the Association is committed to an on-going development programme to provide new housing for our tenants.

Related Party Transactions

Eight members of the Management Committee are tenants whilst another is a private owner who uses the Association as a factor. Their tenancies and factoring arrangements are on the Association's normal tenancy terms and they cannot use their position to their advantage. Transactions with the Management Committee during the year are disclosed at Note 22.

Disclosure of information to the auditor

As far as the Management Committee members are aware, there is no relevant audit information of which the Association's auditor is unaware and the Management Committee members have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to ensure the Association's auditor is aware of such information.

PROVANHALL HOUSING ASSOCIATION LIMITED

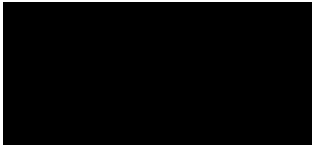
REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

Auditor

Azets Audit Services will be proposed for reappointment at the Annual General Meeting.

The Report of the Management Committee (incorporating the Strategic Report) has been approved by the Management Committee on 26 August 2024 and signed on its behalf by:



Christine Morris
Secretary
Date: 5 September 2024

PROVANHALL HOUSING ASSOCIATION LIMITED

STATEMENT OF THE MANAGEMENT COMMITTEE'S RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2024

Housing Association legislation requires the Management Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income and expenditure of the Association for the year ended on that date. In preparing those financial statements the Management Committee is required to:-

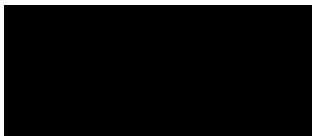
- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare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

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019.

The Management Committee 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.

The Management Committee is responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

By order of the Management Committee:



Christine Morris
Secretary

Dated: 5 September 2024

PROVANHALL HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE'S STATEMENT ON INTERNAL FINANCIAL CONTROL

FOR THE YEAR ENDED 31 MARCH 2024

The Management Committee acknowledge their ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments 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; and
- the safeguarding of assets (against unauthorised use or disposition).

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

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authority, which allows the monitoring of controls and restricts the unauthorised use of the Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared regularly which allow the Management Committee and staff to monitor the key business risks and financial objectives, and progress towards financial plans set for the year and the medium term; regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through relevant sub-committees comprising Management Committee members and others;
- the Management Committee review reports from management, from directors, staff and from the external auditor and the internal auditor to provide reasonable assurance that control procedures are in place and are being followed. This includes a general review of the major risks facing the Association; and
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Management Committee have reviewed the system of internal financial control in existence in the Association for the year ended 31 March 2024 and until the below date. No weaknesses were found in internal financial control, which could result in material losses, contingencies, or uncertainties, which require disclosure in the financial statements or in the auditor's report on the financial statements.

By order of the Management Committee:



Christine Morris
Secretary

Dated: 5 September 2024

PROVANHALL HOUSING ASSOCIATION LIMITED

REPORT OF THE AUDITOR TO THE MANAGEMENT COMMITTEE ON INTERNAL FINANCIAL CONTROL FOR THE YEAR ENDED 31 MARCH 2024

In addition to our audit of the financial statements, we have reviewed your statement on page 8 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

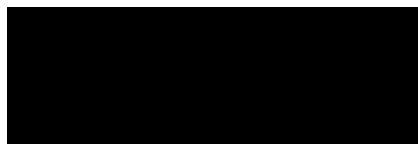
Basis of Opinion

We carried out our review having regard to the requirements on corporate governance matters within Bulletin 2009/4 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 any non-compliance.

Opinion

In our opinion, your Statement on internal financial control on page 8 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial control and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of certain members of the Management Committee and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial control.



Azets Audit Services

Statutory Auditor

Chartered Accounts

Titanium 1

King's Inch Place

Renfrew

PA4 8WF

Dated:

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility of appointment as auditor of a company under section 1212 of the Companies Act 2006.

PROVANHALL HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PROVANHALL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

Opinion

We have audited the financial statements of Provanhall Housing Association Limited (the 'Association') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, the Statement of Changes in Capital and Reserves, the Statement of Financial Position, the Statement of Cash Flows and the notes to the financial statements, including 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 2024 and of its income and expenditure 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, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

PROVANHALL HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PROVANHALL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

Other information (continued)

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.

Responsibilities of the Management Committee

As explained more fully in the Statement of the Management Committee's Responsibilities set out on page 7 the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either 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.

A further description of our responsibilities is available on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

PROVANHALL HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PROVANHALL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

Auditor's responsibilities for the audit of the financial statements (continued)

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the Association, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the Association is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the Association that were contrary to applicable laws and regulations, including fraud.

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

- the engagement director 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 identified the laws and regulations applicable to the Association through discussions with the Management Committee members and the senior management team, and from our 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, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator and taxation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Management Committee and inspecting legal correspondence; 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.

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;
- reading the minutes of meetings of the Management Committee;
- enquiring of the senior management team and the Management Committee as to actual and potential litigation and claims;
- reviewing legal and professional fees paid in the year for indication of any actual and potential litigation and claims; and
- reviewing any correspondence with HMRC, the Scottish Housing Regulator, OSCR and the Association's legal advisors.

PROVANHALL HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PROVANHALL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

Auditor's responsibilities for the audit of the financial statements (continued)

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

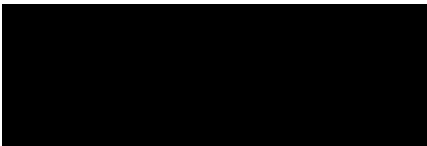
To address the risk of fraud through management bias and override of controls, we:

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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Section 87 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, as a body, 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.



Azets Audit Services
Statutory Auditor
Chartered Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 5 September 2024

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

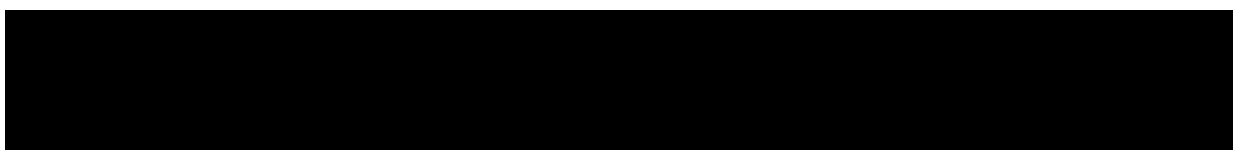
PROVANHALL HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 £	2023 £
Turnover	4	2,545,208	2,407,436
Operating expenditure	4	(2,231,834)	(1,897,249)
Operating surplus	4	313,374	510,187
Gain on disposal of fixed assets		-	-
Interest receivable and other income	10	66,403	15,681
Interest payable and similar charges	11	(50,686)	(24,500)
Surplus before tax		329,091	501,368
Taxation	12	-	-
Surplus for the year		329,091	501,368
Other comprehensive income			
Actuarial (loss) in respect of pension scheme	23	(87,000)	(76,000)
Total comprehensive income for the year		242,091	425,368

The financial statements were authorised for issue by the Management Committee on 26 August 2024 and are signed on its behalf by:



Linda Cameron
Chair

Christine Morris
Secretary

Deborah Anderson
Committee Member

The results for the year relate wholly to continuing activities.

The notes form part of these financial statements.

PROVANHALL HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN CAPITAL AND RESERVES

YEAR ENDED 31 MARCH 2024

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2023	230	8,864,950	8,865,180
Total comprehensive income	-	242,091	242,091
Shares issued during the year	29	-	29
Shares cancelled during the year	(76)	-	(76)
	<hr/>	<hr/>	<hr/>
Balance at 31 March 2024	<u>183</u>	<u>9,107,041</u>	<u>9,107,224</u>

STATEMENT OF CHANGES IN CAPITAL AND RESERVES

YEAR ENDED 31 MARCH 2023

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2022	250	8,439,582	8,439,832
Total comprehensive income	-	425,368	425,368
Shares issued during the year	25	-	25
Shares cancelled during the year	(45)	-	(45)
	<hr/>	<hr/>	<hr/>
Balance at 31 March 2023	<u>230</u>	<u>8,864,950</u>	<u>8,865,180</u>

The notes form part of these financial statements.

PROVANHALL HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2024

	Note	2024 £	2023 £
Fixed assets			
Intangible fixed assets		-	4,548
Tangible fixed assets			
- Housing properties	13	14,544,720	14,703,939
- Other fixed assets	13	263,118	277,587
		14,807,838	14,986,074
Current assets			
Debtors	15	363,893	109,159
Cash and cash equivalents	16a	2,794,310	3,458,416
Investments	16b	700,000	500,000
		3,858,203	4,067,575
Creditors: amounts falling due within one year	17	(712,805)	(755,697)
Net current assets		3,145,398	3,311,878
Total assets less current liabilities		17,953,236	18,297,952
Creditors: amounts falling due after more than one year	18	(8,722,012)	(9,385,772)
Pension - defined benefit liability	23	(124,000)	(47,000)
Net assets		9,107,224	8,865,180
Capital and reserves			
Called up share capital	20	183	230
Revenue reserves	21	9,107,041	8,864,950
Total capital and reserves		9,107,224	8,865,180

The financial statements were authorised for issue by the Management Committee on 26 August 2024 and are signed on its behalf by:



.....
Linda Cameron
 Chair

.....
Christine Morris
 Secretary

.....
Deborah Anderson
 Committee Member

Financial Conduct Authority No. 2401RS
 The notes form part of these financial statements.

PROVANHALL HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2024

	£	2024 £	£	2023 £
Cash flow from operating activities				
Surplus for the year	329,091		501,368	
<u>Adjustments for non-cash items:</u>				
Depreciation of tangible fixed assets including loss on disposal of components	675,635		592,955	
SHAPS current service costs	-		22,994	
(Increase)/decrease in trade and other debtors	(254,734)		8,100	
(Decrease) in trade and other creditors	(11,959)		(49,214)	
Amortisation of intangibles	4,548		1,415	
Loss on disposal of property plant and equipment	8,507		-	
<u>Adjustments for investing and financing activities:</u>				
Interest payable	50,686		24,500	
Interest received	(66,403)		(15,681)	
Release of deferred Government capital grants	(357,994)		(352,854)	
Shares cancelled	(76)		(45)	
		377,301		733,538
Cash flow from investing activities				
Purchase of property, plant and equipment	(510,454)		(215,298)	
Purchase of intangibles	-		(1,500)	
Interest received	66,403		15,681	
		(444,051)		(201,117)
Cash flow from financing activities				
Interest paid	(60,686)		(20,494)	
Repayment of borrowings	(584,059)		(112,252)	
Issue of share capital	29		25	
Deposit to current asset investment	(200,000)		(500,000)	
HAG received	247,360		-	
SHAPS past service deficit repayment	-		(56,000)	
		(597,356)		(688,721)
Net changes in cash and cash equivalents		(664,106)		(156,300)
Cash and cash equivalents at 1 April		3,458,416		3,614,716
Cash and cash equivalents at 31 March		2,794,310		3,458,416

PROVANHALL HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2024

i) Analysis of changes in net debt

	At 1 April 2023	Cash flows	Non cash movements	At 31 March 2024
	£	£	£	£
Cash and cash equivalents and investments				
Cash and cash equivalents	3,458,416	(664,106)	-	2,794,310
Investments	500,000	200,000	-	700,000
	<u>3,958,416</u>	<u>(464,106)</u>	<u>-</u>	<u>3,494,310</u>
Borrowings				
Debt due within one year	(85,331)	85,331	(51,047)	(51,047)
Debt due after one year	(1,085,477)	498,728	51,047	(535,702)
	<u>(1,170,808)</u>	<u>584,059</u>	<u>-</u>	<u>(586,749)</u>
Total	<u>2,787,608</u>	<u>119,953</u>	<u>-</u>	<u>2,907,561</u>

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1. General information

The presentation currency is pounds sterling and the financial statements are rounded to the nearest whole number.

The Association is a Co-operative and Community Benefit Society limited by shares and is incorporated in the United Kingdom. The Association is a registered social landlord in Scotland and its registered number is HHC 242. The registered address is available on the first page of the financial statements.

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities.

2. Principal accounting policies

The financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Accounting Requirements 2019 as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018. The principal accounting policies are set out below.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (see note 3).

A summary of the principal accounting policies is set out below.

Basis of preparation

The financial statements are prepared on the historical cost basis of accounting and in accordance with applicable accounting standards.

The effect of events relating to the year ended 31 March 2024, which occurred before the date of approval of the financial statements by the Management Committee have been included in the statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2024 and of the results for the year ended on that date.

Going Concern

The Management Committee anticipates that a small deficit will be incurred in the year to 31 March 2025 and a surplus in the year to 31 March 2026. The Association has a healthy cash and net current asset position and thus the Management Committee are satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Turnover

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable from the Scottish Government, local authorities and other agencies. Also included is any income from first tranche shared ownership disposals and management fees for the factoring of properties for private owners as the provision of factoring services is accounted for on an agency basis.

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

2. Principal accounting policies (cont'd)

Turnover (continued)

Income from rental and service charges and factoring management fees is recognised when the Association is entitled to it, it is probable it will be received and it can be measured reliably. The provision of factoring services is accounted for on an agency basis with only the management fee recognised as turnover.

Apportionment of management expenses

Direct employee, administration and operating expenditure have been apportioned to the relevant sections of the Statement of Comprehensive Income on the basis of costs of staff directly attributable to the operations dealt with in the financial statements.

The costs of cyclical and major repairs are charged to the Statement of Comprehensive Income in the year in which they are incurred.

Interest receivable

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

Interest payable

All interest payable is charged to the Statement of Comprehensive Income in the period in which it falls due for payment. The basis for the interest payable is the schedule of interest charges agreed with the financing institution during the establishment of the loans.

Fixed assets - Housing land and buildings

Housing properties are stated at cost less accumulated depreciation. The development cost of housing properties includes the following:-

- (i) Cost of acquiring land and buildings;
- (ii) Development expenditure; and
- (iii) Interest charged on the loans during the development of the scheme up until completion.

Housing properties are split by component with each component (except for land) depreciated over its expected useful life. New components to be capitalised must have a gross book value equal to or greater than £500.

Depreciation of Housing Properties

Properties other than land are depreciated at rates calculated to reduce net book value of each component of the property to its estimated residual value, on a straight line basis, over the expected remaining life of the component. Land is not depreciated. The estimated useful lives of the assets and components are shown below:

	Depreciation Period (Years)
Roof	50
Structure	50
Windows	25
Kitchens	15
Bathrooms	25
Central Heating	15
Doors	35
Rewiring	30

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

2. Principal accounting policies (cont'd)

Other fixed assets

Other fixed assets are stated at cost less depreciation. Depreciation is charged by equal annual instalments at rates estimated to write off costs less any residual value over expected useful lives as follows:

Office Premises – 2%
Furniture & Fittings & Office Equipment – 25%
Office Fixtures – 20%

Sale of housing properties

Properties are disposed of under the appropriate legislation and guidance. All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale.

Impairment of fixed assets

A review for impairment for all fixed assets is carried out on an annual basis and any impairment is recognised by a charge to the Statement of Comprehensive Income.

Debtors

Short-term debtors are measured at transaction price, less any impairment.

Rental arrears

Rental arrears represents amounts due by tenants for rental of social housing properties at the year end. Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in Note 15.

Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Investments

Bank deposits that have a maturity of more than three months are disclosed as investments.

Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs and are measured subsequently at amortised cost using the effective interest method.

Loans

Mortgage loans are advanced by financial institutions under the terms of individual mortgage deeds in respect of each property or housing scheme. Advances are available only in respect of those developments which have been given approval for Government Capital Grant by the Scottish Government or Glasgow City Council.

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

2. Principal accounting policies (cont'd)

Government Capital Grants

Government Capital Grants, at amounts approved by The Scottish Government or Glasgow City Council, are paid directly to the Association as required to meet its liabilities during the development process. This is treated as a deferred capital grant and is released to income in accordance with the accrual model over the useful life of the asset it relates to on completion of the development phase. The accrual model requires the Association to recognise income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Government Revenue Grants

Government revenue grants are recognised using the accrual model which means the Association recognises the grant in income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Non-government capital and revenue grants

Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the Association is entitled to them, it is probable they will be received and they can be measured reliably.

A grant that imposes specific future performance related conditions on the recipient is recognised as revenue only when the performance related conditions are met.

A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Financial instruments

The Association only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets are derecognised when contractual rights to the cash flows from the assets expire, or when the Association has transferred substantially all the risks and rewards of ownership.

Financial liabilities are derecognised only once the liability has been extinguished through discharge, cancellation or expiry.

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

2. Principal accounting policies (cont'd)

Pension costs

The Scottish Housing Association Defined Benefits Pension Scheme

The Association participates in The Scottish Housing Associations' Defined Benefits Pension Scheme (SHAPS) and 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 Associations taken as a whole.

The SHAPS is accounted for as a defined benefit scheme and as such the amount charged to the Statement of Comprehensive Income in respect of pension costs and other post retirement benefits is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from that cost. The interest cost is included within other finance costs/income. Actuarial gains and losses arising from new valuations and from updating valuations to the reporting date are recognised in Other Comprehensive Income.

Defined benefit schemes are funded, with the assets held separately from the Association in separate trustee administered funds. Full actuarial valuations, by a professionally qualified actuary, are obtained at least every three years, and updated to reflect current conditions at each reporting date.

The Scottish Housing Association Defined Contribution Scheme

This is a defined contribution scheme. Employer contributions are charged to the Statement of Comprehensive Income on an accruals basis.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

The members of the Management Committee consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing properties as property, plant and equipment in line with the requirements of the SORP; and
- The amount disclosed as 'operating surplus' is representative of activities that would normally be regarded as 'operating'

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

3. Judgements in applying accounting policies and key sources of estimation uncertainty (cont'd)

The Management Committee are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied as follows:

Estimate

Basis of estimation

Useful lives of property, plant and equipment

The useful lives of property, plant and equipment are based on the knowledge of senior management at the Association, with reference to expected asset life cycles.

The main components of housing properties and their useful lives

The cost of housing properties is split into separately identifiable components. These components were identified by knowledgeable and experienced staff members and based on costing models.

Recoverable amount of rental arrears

Rental arrears are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into account.

The obligations under the SHAPS

This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

4. Particulars of Turnover, Operating Expenditure and Operating Surplus

	Turnover	Operating Expenditure	2024 Operating Surplus/ (deficit)	Turnover	Operating Expenditure	2023 Operating Surplus/ (deficit)
	£	£	£	£	£	£
Income and Expenditure from lettings						
Social Lettings (Note 5)	2,513,872	(2,156,566)	357,306	2,406,113	(1,890,868)	515,245
Other activities (Note 6)	31,336	(75,268)	(43,932)	1,323	(6,381)	(5,058)
	<u>2,545,208</u>	<u>(2,231,834)</u>	<u>313,374</u>	<u>2,407,436</u>	<u>(1,897,249)</u>	<u>510,187</u>

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

5. Particulars of turnover, operating expenditure and operating surplus from social letting activities

	General Needs Housing £	Supported Housing £	Shared Ownership £	2024 Total £	Restated 2023 Total £
Income from rent and service charges					
Rent receivable net of service charges	2,145,979	-	2,567	2,148,546	2,045,426
Service charges	-	-	-	-	-
Gross income from rents and service charges	2,145,979	-	2,567	2,148,546	2,045,426
Less voids	(12,273)	-	-	(12,273)	(4,354)
Net income from rents and service charges	2,133,706	-	2,567	2,136,273	2,041,072
Release of deferred Government capital grants	354,913	-	3,081	357,994	352,854
Other revenue grants	19,605	-	-	19,605	10,137
Other income	-	-	-	-	2,050
Total turnover from social letting activities	2,508,224	-	5,648	2,513,872	2,406,113
Expenditure					
Management and maintenance administration costs	(818,336)	-	-	(818,336)	(697,238)
Service costs	-	-	-	-	-
Planned cyclical maintenance	(53,554)	-	-	(53,554)	(109,404)
Reactive maintenance costs	(614,331)	-	-	(614,331)	(498,346)
Bad debts – rents and service charges	(9,472)	-	-	(9,472)	(10,662)
Depreciation of social housing	(659,634)	-	(1,239)	(660,873)	(575,218)
Operating expenditure for social letting activities	(2,155,327)	-	(1,239)	(2,156,566)	(1,890,868)
Operating surplus on letting activities, 2024	352,897	-	4,409	357,306	
Operating surplus on letting activities, 2023	512,982	-	2,263		515,245

Included in depreciation of social housing is £62,431 (2023: £3,220) relating to the loss on disposal of components. Service costs for 2023 have been reallocated to reactive maintenance to more accurately reflect the nature of the expenditure.

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

6. Particulars of turnover, operating expenditure and operating surplus/(deficit) from other activities

	2024		2023		2024		2024		2023	
	Grants from Scottish Ministers £	Other revenue grants £	Supporting people income £	Other income £	Total Turnover £	Total Turnover £	Operating expenditure Bad debts £	Other operating expenditure £	Operating Surplus/ (deficit) £	Operating Surplus/ (deficit) £
Wider role activities	-	-	-	30,010	30,010	-	-	(67,212)	(37,202)	-
Factoring	-	-	-	1,326	1,326	1,323	-	-	1,326	1,323
Tenant Participation	-	-	-	-	-	-	-	(8,056)	(8,056)	(6,381)
Total from other activities- 2024	-	-	-	31,336	31,336	-	-	(75,268)	(43,932)	
Total from other activities- 2023	-	-	-	1,323		1,323	-	(6,381)		(5,058)

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

7. Directors' Emoluments

The Directors are defined as the members of the Management Committee, the Director and any other person reporting directly to the Director or the Management Committee. The Association considers key management personnel to be the Management Committee and senior management team of the Association only.

Emoluments (excluding pension contributions) payable to Officers with emoluments greater than £60,000 were £62,088 (2023 - £55,952). Pension contributions made on behalf of Officers with emoluments greater than £60,000 were £6,197 (2023 - £5,538).

No emoluments were paid to any member of the Management Committee during the year (2023 - none).

	2024	2023
	£	£
Emoluments of the Director (excluding pension contributions)	62,088	55,952
	<u>62,088</u>	<u>55,952</u>
Total expenses reimbursed insofar as not chargeable to UK income tax	-	-

The Director is a member of the SHAPS Defined Contribution Scheme. The Association's pension contributions for the Director in the year amounted to £6,197 (2023 - £5,538).

The emoluments of key management (excluding pension contributions and including benefits in kind) for the year were £166,235 (2023 - £155,548). Their employers' NI contributions for the year were £18,151 (2023 - £17,811) and their pension contributions for the year were £15,332 (2023 - £10,413).

8. Employee information

	2024	2023
	Number	Number
The head count of employees was	9.8	9.6
The average number of full time equivalent employees during the year was:	9.6	9.1
	2024	2023
	£	£
Staff costs were:-		
Wages and Salaries	393,383	360,803
Social Security Costs	34,288	32,222
Pension Contributions	49,673	38,901
	<u>477,344</u>	<u>431,926</u>

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

9. Operating surplus

Operating surplus is stated after charging:	2024	2023
	£	£
Depreciation including loss on disposal components	675,635	592,955
Auditor's remuneration:		
• Fees to external auditor – audit excluding VAT	14,700	14,000
• Fees to external auditor – non-audit excluding VAT	275	235
• Internal audit services excluding VAT	8,648	3,375
	<u><u> </u></u>	<u><u> </u></u>

10. Interest receivable and other income

	2024	2023
	£	£
Bank interest received	66,403	15,681
	<u><u> </u></u>	<u><u> </u></u>

11. Interest payable and similar charges

	2024	2023
	£	£
On bank loans and overdrafts	60,686	20,494
Defined benefit pension liability – interest (Note 24)	(10,000)	4,006
	<u><u> </u></u>	<u><u> </u></u>
	50,686	24,500
	<u><u> </u></u>	<u><u> </u></u>

12. Taxation

There is no tax on the Association's charitable activities (2023: nil). There is also no tax due on the Association's other activities (2023: nil).

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

13. Tangible Fixed Assets	Housing Properties Held for Letting	Housing Properties Under Development	Completed Shared Ownership Properties	Office Premise	Furniture Fittings & Equipment	Office Fixtures	Total
Cost:	£	£	£	£	£	£	£
At 1 April 2023	25,176,456	67,096	61,971	396,308	158,213	8,989	25,869,033
Additions during year:							
Property	328,200	-	-	-	-	-	328,200
Components	173,454	-	-	-	-	-	173,454
Other	-	-	-	-	6,353	2,447	8,800
Disposals during year:							
Property	-	-	-	-	-	-	-
Components	(99,668)	-	-	-	-	-	(99,668)
Other	-	-	-	-	(53,036)	-	(53,036)
Transfers during year:	67,096	(67,096)	-	-	-	-	-
As at 31 March 2024	25,645,538	-	61,971	396,308	111,530	11,436	26,226,783
Depreciation							
At 1 April 2023	(10,573,076)	-	(28,508)	(142,461)	(143,013)	(449)	(10,887,507)
Charge during year	(597,203)	-	(1,239)	(7,926)	(6,263)	(573)	(613,204)
Disposals during year:							
Property	-	-	-	-	-	-	-
Components	37,237	-	-	-	-	-	37,237
Other	-	-	-	-	44,529	-	44,529
As at 31 March 2024	(11,133,042)	-	(29,747)	(150,387)	(104,747)	(1,022)	(11,418,945)
Net Book Value							
At 31 March 2024	14,512,496	-	32,224	245,921	6,783	10,414	14,807,838
At 31 March 2023	14,603,380	67,096	33,463	253,847	15,200	8,540	14,981,526

Additions to Housing Properties during the year includes no capitalised interest (2023: £nil) and no capitalised administration costs (2023: £nil). All housing properties are heritable. Included in housing properties held for letting is land with a carrying value of £2,233,590 (2023: £2,176,222).

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

14. Housing Stock	2024 Number	2023 Number
The number of units of accommodation in management at the year-end was:-		
General Needs Housing	524	518
Shared Ownership	1	1
Properties held for improvement	-	1
	<u>525</u>	<u>520</u>
	<u><u>525</u></u>	<u><u>520</u></u>
15. Debtors	2024 £	2023 £
Amounts falling due within one year:		
Arrears of Rent and Service Charges	78,265	71,534
Less: Provision for doubtful debts	(29,311)	(26,379)
	<u>48,954</u>	45,155
Other debtors	30,469	25,999
Prepayments and accrued income	284,470	38,005
	<u>363,893</u>	109,159
	<u><u>363,893</u></u>	<u><u>109,159</u></u>
The level of technical arrears contained within the rent arrears total was £44,366 (2023: £36,041).		
16a. Cash and cash equivalents	2024 £	2023 £
Balances held in current accounts	2,794,310	3,458,416
	<u>2,794,310</u>	<u>3,458,416</u>
	<u><u>2,794,310</u></u>	<u><u>3,458,416</u></u>
16b. Investments	2024 £	2023 £
Balances held in deposit accounts	700,000	500,000
	<u>700,000</u>	<u>500,000</u>
	<u><u>700,000</u></u>	<u><u>500,000</u></u>
17. Creditors: amounts falling due within one year	2024 £	2023 £
Trade creditors	31,640	79,523
Accruals and deferred income	51,912	42,692
Retention creditor	60,322	53,533
HAG creditor	102,099	102,099
Rent in advance	33,999	30,568
Bank loans (Note 18)	51,047	85,331
Other taxes and social security	10,538	9,097
Deferred Government capital grants (Note 19)	356,205	352,854
Other Creditors	15,043	-
	<u>712,805</u>	755,697
	<u><u>712,805</u></u>	<u><u>755,697</u></u>

Included in accruals and deferred income is £nil of pension costs (2023: £5,431).

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

18. Creditors: amounts falling due after more than one year	2024	2023
	£	£
Deferred Government Capital Grants (Note 19)	8,186,310	8,300,295
Bank loans	535,702	1,085,477
	8,722,012	9,385,772

There were two loans outstanding at the prior year end. One of these loans was fully repaid in the year, leaving only one loan outstanding. The loan is secured by specific charges on the Association's properties and is repayable at a rate of interest of 5.79% (2023: two loans at 4.4% to 5.4%) in instalments as follows:

	2024	2023
	£	£
Within one year	51,047	85,331
Between one and two years	62,145	85,380
Between two and five years	204,295	285,262
After five years	269,262	714,835
	586,749	1,170,808
Less: amount shown in current liabilities	(51,047)	(85,331)
	535,702	1,085,477

The net book value of housing properties secured at the year-end was £4,600,231 (2023: £4,798,468).

19. Deferred capital grants	2024	2023
	£	£
Deferred capital grants at 1 April	8,653,149	9,006,003
Received in the year	247,360	-
Released to income in year	(357,994)	(352,854)
Deferred capital grants at 31 March	8,542,515	8,653,149
Split:		
< 1 year	356,205	352,854
1-2 years	356,205	352,854
2-5 Years	1,068,615	1,058,562
> 5 years	6,761,490	6,888,879
Total	8,542,515	8,653,149

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

20. Share capital	2024	2023
Shares of £1 each fully paid and issued	£	£
At 1 April 2023	230	250
Issued during the year	29	25
Cancelled during the year	(76)	(45)
At 31 March 2024	183	230

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.

21. Revenue reserves

The revenue reserve includes all current and prior year retained surpluses or deficits.

22. Related parties

The Association has members of the Management Committee who are also tenants. The total rent charged in the year relating to Management Committee members who are tenants is £29,719 (2023: £34,989).

The total rent arrears relating to Management Committee members who are tenants included within debtors at the year-end is £687 (2023: £623). The total prepaid rent relating to Management Committee members who are tenants is £628 (2023: £1,151).

The Association has no members of the Management Committee who own properties factored by the Association (2023: 1). The total amount charged in the year relating to Management Committee members is £nil (2023: £476). The balance due to the Association at the year-end is £nil (2023: £nil).

Included on the Management Committee of the Association is 1 member who is also on the Board of Connect Community Trust, a charity who perform wider role services on behalf of the Association. During the year services totalling £nil (2023: £nil) were received from Connect Community Trust. During the year, the Association provided funds of £35,504 (2023: £44,902) to Connect Community Trust, this was delivered through a combinations of rent paid on the Trust's behalf, charitable donations and payment for services provided. At the year end, £5,340 (2023: £nil) was due to Connect Community Trust from the Association.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

23. Pension obligation

General

Provanhall Housing Association Limited (the 'Association') participates in the Scottish Housing Associations' 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 pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2021. This valuation revealed a deficit of £121m. A Recovery Plan was put in place to eliminate the deficit which ran to 30 September 2022.

The Scheme is classified as a 'last-man standing arrangement'. Therefore the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the Scheme. Participating employers are legally required to meet their share of the Scheme deficit on an annuity purchase basis on withdrawal from the Scheme.

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive.

The latest accounting valuation was carried out with an effective date of 30 September 2023. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2024 to 28 February 2025 inclusive.

The liabilities are compared, at the relevant accounting date, with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

The Association has elected to continue operating the 1/60th accrual final salary scheme for existing members. In addition to this, there is also a defined contribution scheme available for new members who joined following the move from offering a defined benefit to a defined contribution pension scheme.

During the accounting period, the Association paid contributions at the rate of 20.3% of pensionable salaries to the defined benefit scheme and 10% for the defined contribution scheme. Member contributions were 12.5% for the defined benefit scheme and 5% for the defined contribution scheme.

As at the Statement of Financial Position date there were 2 (2023: 2) active members of the defined benefit scheme and 8 (2023: 6) active members of the DC scheme employed by the Association.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

23. Pension obligation (continued)

During 2022/23, the Association was advised that following the triennial valuation no further deficit contribution would be required at this time and as from October 2022, we have stopped paying additional amounts. The next triennial valuation will be undertaken September 2024, following which the actuary will project the liabilities and funding position for the pension fund. Until this is complete it is uncertain what the requirement will be in terms of funding any further deficit position. The position regarding any future deficit payment requirements, if required, is unlikely to be known before September 2025 with any payments, if due, commencing April 2026. Based on the current market movements it is anticipated that there is a likelihood that further contributions from employers will be required, however it is not possible to calculate the impact of this issue with any accuracy beyond the provision for £124,000 which has been made based on the accounting requirements.

The Trustee has carried out a review comparing the benefits provided to Scheme members with the requirements of the Scheme documentation. It has received legal advice that there is sufficient uncertainty regarding the effect of some benefit changes that the Court should be asked to provide clarity, to provide the Trustee with the certainty it needs to properly administer the Scheme.

Preparation for the Court case is progressing to schedule and the Court has provided an expected window for the hearing during February 2025, with the judgment currently expected in Q2 2025. Should the Court decide that the historic benefit changes need to be applied differently, then some member benefits would need to be increased, which would increase the value placed on Scheme liabilities. No allowance has been made for potential additional liabilities within the estimate provided above.

Present values of defined benefit obligation, fair value of assets and defined benefit liability

	31 March 2024 £'000	31 March 2023 £'000
Fair value of plan assets	828	854
Present value of defined benefit obligation	(952)	(901)
Defined benefit liability to be recognised	(124)	(47)

Reconciliation of opening and closing balances of the defined benefit obligation

	Year ended 31 March 2024 £'000	Year ended 31 March 2023 £'000
Defined benefit obligation at start of period	(901)	(1,372)
Current service cost	(16)	(25)
Expenses	(2)	(2)
Interest expense	(44)	(38)
Actuarial (losses)/gains due to scheme experience	(23)	68
Actuarial gains due to changes in demographic assumptions	5	17
Actuarial gains due to changes in financial assumptions	10	411
Benefits paid and expenses	19	40
Defined benefit liability at the end of the period	(952)	(901)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

23. Pension obligation (continued)

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

	Year ended 31 March 2024 £'000	Year ended 31 March 2023 £'000
Fair value of plan assets at start of the period	854	1,379
Interest income	42	39
Experience on plan assets (excluding amounts included in interest income) – loss	(79)	(580)
Contributions by the employer	30	56
Benefits paid and expenses	(19)	(40)
Fair value of plan assets at end of period	828	854

Defined benefit costs recognised in the Statement of Comprehensive Income

	Year ended 31 March 2024 £'000	Year ended 31 March 2023 £'000
Current service cost	16	25
Admin expenses	2	2
Net interest expense	2	-
Defined benefit costs recognised in Statement of Comprehensive Income	20	27

Defined benefit costs recognised in Other Comprehensive Income

	Year ended 31 March 2024 £'000	Year ended 31 March 2023 £'000
Experience on plan assets (excluding amounts included in net interest cost – (loss))	(79)	(580)
Experience gains and losses arising on the plan liabilities – (loss)/gain	(23)	68
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain	5	17
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain	10	411
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) – gain	-	8
Total amount recognised in other comprehensive income – actuarial (loss)	(87)	(76)

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

23. Pension obligation (continued)

Fund allocation for employer's calculated share of assets

	31 March 2024	31 March 2023
	£'000	£'000
Global Equity	95	22
Absolute Return	37	12
Distressed Opportunities	30	26
Credit Relative Value	29	33
Alternative Risk Premia	30	5
Emerging Markets Debt	15	7
Risk Sharing	50	62
Insurance-Linked Securities	5	24
Property	35	35
Infrastructure	79	92
Private Debt	1	38
Opportunistic Illiquid Credit	33	38
High Yield	33	4
Opportunistic Credit	-	-
Corporate Bond Fund	-	1
Cash	21	4
Liquid Credit	-	-
Long Lease Property	-	29
Secured Income	6	57
Over 15 Year Gilts	28	-
Liability Driven Investment	300	361
Currency Hedging	-	2
Net Current Assets	1	2
	<u>828</u>	<u>854</u>
Total Assets	828	854

The main financial assumptions used by the Scheme Actuary, TPT, in their FRS 102 calculations are as follows:

Assumptions as at	31 March 2024	31 March 2023
	% per annum	% per annum
Discount rate	4.91	4.85
Inflation (RPI)	3.12	3.18
Inflation (CPI)	2.79	2.78
Salary growth	3.79	3.78
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2024 imply the following life expectancies:

	Life expectancy at age 65 (years)
Male retiring in 2024	20.2
Female retiring in 2024	22.7
Male retiring in 2044	21.4
Female retiring in 2044	24.1

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

23. Pension obligation (continued)

Member data summary

Active members

	Number	Total earnings (£'000s p.a.)	Average age (unweighted)
Males	-	-	-
Females	2	81	50
Total	2	81	50

Deferred members

	Number	Deferred pensions (£'000s p.a.)	Average age (unweighted)
Males	2	3	50
Females	1	5	56
Total	3	8	52

Pensioners

	Number	Pensions (£'000s p.a.)	Average age (unweighted)
Males	1	11	65
Females	-	-	-
Total	1	11	65

Employer debt on withdrawal

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up. The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buyout basis i.e. the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

The Association has been notified by TPT of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2023. As of this date the estimated employer debt for the Association was £302,599 (as at 30 September 2022: £385,260).

24. Controlling party

In the opinion of the Management Committee, there is no controlling party.

PROVANHALL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

25. Capital commitments

	2024	2023
	£	£
Capital expenditure authorised by the Management Committee that has been contracted for	-	26,462
	<u> </u>	<u> </u>
	2024	2023
	£	£
Funded by		
Cash reserves	-	26,462
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>
	-	26,462
	<u> </u>	<u> </u>