



hebridean housing
partnership

Making our house your home

ANNUAL FINANCIAL STATEMENTS

Year Ended 31 March 2022

A Registered Society under the
Co-operative & Community Benefit Societies Act 2014 No: 2644R (S)
Registered Charity No: SCO 35767
Scottish Housing Regulator registration: No 359
Property Factor Act: No PF000183

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CORPORATE INFORMATION

Board of Management, Directors & Advisors

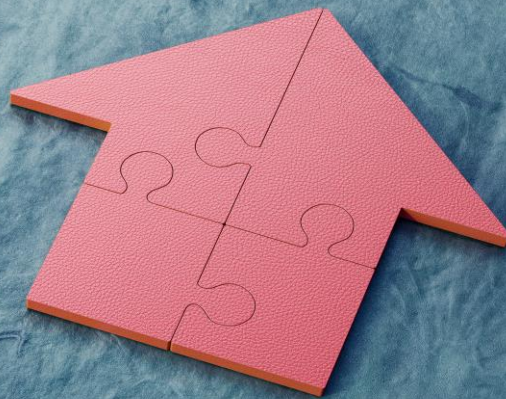
Name	Category	Changes during the year	
		Appointed	Resigned
Alex Gardner	Tenant	26 August 2021 (re-appointed)	
Peter Graham	Tenant	17 March 2021	25 August 2021
Calum Mackay	Community	26 August 2021 (re-appointed)	
Iain Macmillan	Community	26 August 2021 (re-appointed)	
Fiona Macleod	Community	27 August 2020 (re-appointed)	14 March 2022
Roddy Nicolson	Community	27 August 2020 (re-appointed)	
Roddy Mackay	Councillor	17 May 2017	23 March 2022
Norman A Macdonald	Councillor Co-opted	7 March 2019 23 March 2022	23 March 2022
John N Macleod	Councillor	3 February 2021	23 March 2022
Gordon Macleod	Co-opted	26 August 2021 (re-appointed)	
Helen Mackenzie	Board Appointed	24 June 2021	
Alison MacCorquodale	Board Appointed	26 May 2022	
Donald Macsween	Councillor	25 May 2022	
Iain M Macleod	Councillor	25 May 2022	
Finlay Stewart	Councillor	25 May 2022	

Overview of Business

Our principal activity is to provide and manage good quality, affordable accommodation for people in housing need in the Outer Hebrides. We are a charitable Registered Social Landlord and we own and manage a range of houses for rent, primarily general needs accommodation but also some sheltered and supported accommodation. We provide accommodation for homeless people who are referred as statutory homeless and requiring permanent secure accommodation by Comhairle Nan Eilean Siar.

At 31 March 2022:

- 2,287 Homes available for Social Rent
- 96 New Build Homes under development



The last year has seen some return to normality as COVID restrictions have been relaxed. Despite this, 2021/22 saw new challenges in the rising cost of living, the war in Ukraine and the continued pressure on supply chains and the labour market due to COVID-19 and BREXIT.



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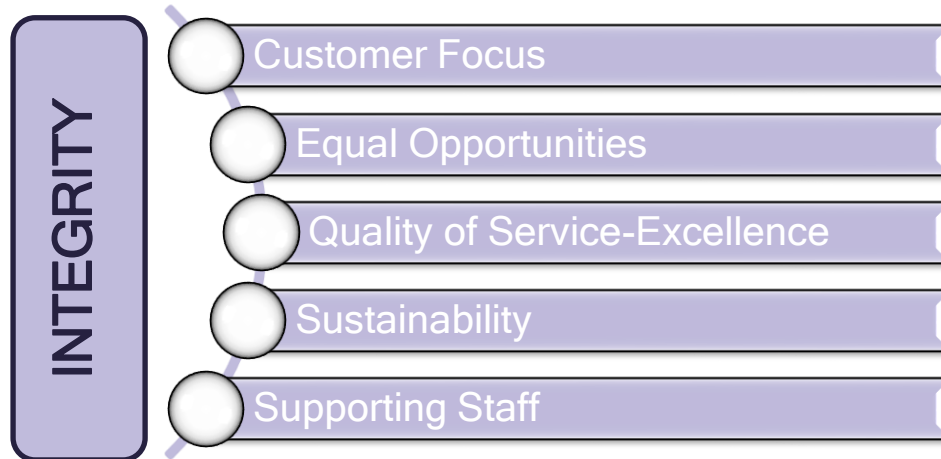
Making our house your home

Our priority is to deliver our vision of, 'making our house, your home' for all tenants. We are currently in a strong financial position to manage identified risks and recognise how quickly those risks can change. Our local supply chain is vital to the economic wellbeing of many families in the Outer Hebrides and we are committed to our investment and development programmes.

Core Values

Our core value is Integrity - “We will be honest, fair, dependable and trustworthy in all our working relationships. We will do the right thing no matter who is watching”.

The core value is supported by the following five values:



Regulation

HHP, because of its ‘systemic importance’ in the Outer Hebrides is categorised as ‘medium engagement’ by the Scottish Housing Regulator in our most recent Regulation Plan. Given the level of public money invested by HHP on an annual basis it is important that the Regulator has assurance that the organisation is well managed and achieves value for money.

Regular meetings take place with the Regulator to review the risks and challenges facing the business and progress against the Business Plan. 30 year and 5 year financial projections are submitted to the Regulator each year. Our Annual Assurance Statement was filed with positive feedback received from the Regulator.

The Regulator has expressed satisfaction with HHP’s progress for 2021/22.

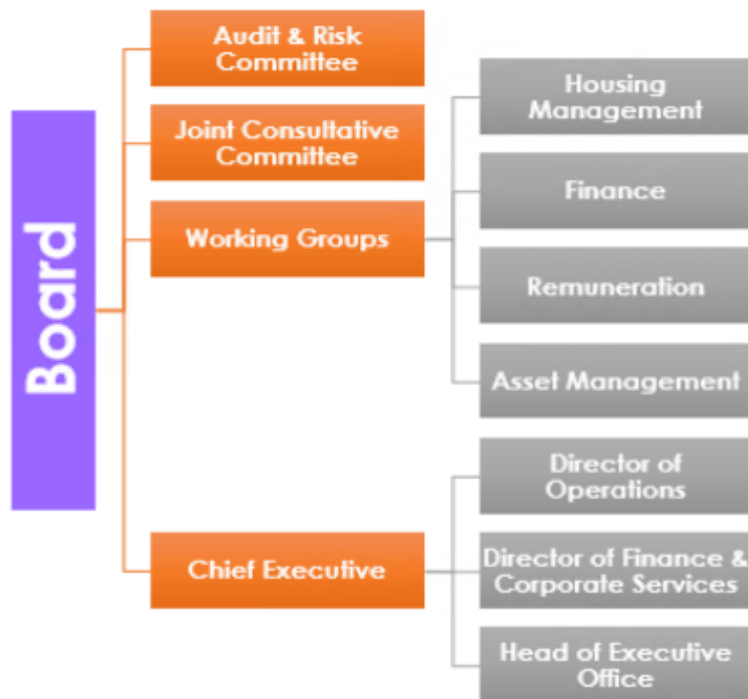
Governance & Management

HHP is a registered Co-operative and Communities Benefit Society and is governed by a set of Rules appropriate for a Registered Social Landlord. The Partnership is governed by a voluntary Board of Management, which is supported by a Chief Executive, Executive Team and staff. A full list of Board Members is at Page 2.

All Board Members and staff are required to comply with a set of Standing Orders, policies and financial regulations.

The composition of the Board includes four tenant members. The Board's skill mix is regularly reviewed, and where gaps are identified, Board Members seek to identify individuals from within the Partnership's existing membership and wider environment to strengthen the range of expertise on the Board. The Governance structure is shown in Figure 1.

Figure 1 Board of Management



The Partnership's Standing Orders allow for two Standing Committees and four Working Groups.

The Board comprises up to 15 members - 4 Tenant members, 3 Comhairle Nan Eilean Siar nominees, 4 Community representatives, up to 2 Board Appointed Members and up to 2 Co-opted Members. The Board may appoint a Board Member whom they considers will enhance the skills, knowledge, diversity and/or objectivity of the Board and its decision-making. There are currently 11 Board members.

HHP's Rules require that two Community and two Tenant members step down each year. There will be elections for the vacant positions at the Annual General Meeting in September 2022.

Tenant and Community members of the Board hold one fully paid £1 share. During 2021/22 five shares were issued to new members.

The Board is responsible for the overall strategic direction and objectives of HHP. We have four Strategic goals as outlined below:

- *Placing tenants at the centre of everything we do.*
- *Investing in an environmentally sustainable way in tenants' homes.*
- *Being a good employer that attracts and retains high quality staff.*
- *Working with partners to contribute to the wellbeing of communities throughout the Outer Hebrides*

HHP's Board has delegated responsibility to the following Standing Committees:

Audit & Risk

The Audit & Risk Committee is responsible for ensuring that the activities of the Board are within the law and regulations which govern the Board, and that an effective internal control system is maintained.

Joint Consultative Committee

To establish workable and effective arrangements for good industrial relations, for the avoidance of any misunderstanding and for the promotion of joint participation in all matters of common interest and concern on a genuine consultative and negotiating basis at Organisation level.

Internal Financial Control

The Board of HHP is responsible for establishing and maintaining systems of internal financial control within the organisation. By their nature these systems can provide reasonable, but not absolute, assurance against material mis-statement or loss. The internal control framework is supported by organisational control measures including, financial and business planning, performance monitoring and reporting, project management and communication systems. The internal control framework also relies on formal governance measures including a structure of corporate policies, authorities and responsibilities delegated from the Board to the Executive Team.

Framework of Internal Control

The key methods by which the Board establishes the framework for providing effective internal financial controls are dealt with in the next part of this report.

Management Structure

The organisation for which the Board has overall responsibility is governed by a set of Standing Orders, which reserves specific powers to the Board and delegates functions and powers to its Officers, Committees and Working Groups.

Audit & Risk Committee

The Audit & Risk Committee consists of six members. Meetings are normally held four times a year to review and approve annual internal and external audit plans, reports and the action taken on issues raised by audit. In addition, the Audit and Risk Committee reviews the corporate risk management arrangements including the Risk Register.

Health & Safety

The Board places the highest priority on the Health and Safety of tenants, staff and contractors. There was a continued focus on COVID-19 precautions throughout the year to ensure the safety of our tenants, staff and contractors. Our offices remained closed in accordance with Government guidance with staff only attending on a restricted basis. A Health and Safety group chaired by the Director of Operations meets regularly with a remit to ensure the Health and Safety requirements are being met. Our Health & Safety policies and procedures are regularly reviewed.

System of Internal Control

The key elements of the system of internal control are as follows:

- Regular meetings of the Board, which has a schedule of matters specifically reserved for its approval and which are the subject of regular standard reports as required;
- Appointment of Internal Auditors who work to the standards of the Institute of Internal Auditors and produce an annual internal audit plan and regular internal audit reports;
- The review of reports prepared by Internal Auditors by the Audit and Risk Committee on a regular basis;
- A corporate financial plan with a detailed annual budget, regularly revised forecasts, a comparison of actual with budget and key performance indicators all of which are reviewed by the Board.

Identification of Business Risk

Risk management lies with the Board supported by the Executive Team. Key risks have been identified as part of the business planning process and scored to reflect the likelihood of this occurring. Mitigation strategies are put in place to minimise the impact of identified risk on the organisation.

Corporate Risk

The Risk Register, which is updated and reviewed at each Audit & Risk Committee, is organisation wide and shows each risk, the significance of the risk and the probability of these risks occurring. The Register also details the impact of the risks should they occur and who will have responsibility for devising and implementing suitable controls and mitigating actions.

Corporate Governance

The Board meets six times a year to focus on performance, financial monitoring and strategic direction along with the regular review of policies

Management Information Systems

Management Information Systems have been established which provide monthly information on key aspects of the business. Management accounts comparing actual results against budget are presented to the Board along with performance against key financial and non-financial indicators.

Internal Audit

On 1 October 2019 the Board appointed Wylie & Bisset as their Internal Auditors. The Internal Auditors report directly to the Audit and Risk Committee.

Our External Auditors have placed reliance on the work carried out by the Internal Auditors on the accounting systems.

Investment Appraisal

The Financial Regulations provide the framework and procedures for investment appraisal. Expenditure beyond certain levels requires to be approved by the Board. A Fixed Asset Register is in place which details all the assets owned by the Partnership.

Investment

On 1 June 2010 HHP Community Housing Limited was formed as a non-charitable subsidiary of the Partnership. During 2021/22 there was no activity.

Board Statement on Internal Financial Control

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

- reliability of financial information used within the Partnership, or for publication;
- maintenance of proper accounting records;
- safeguarding of assets against unauthorised use or disposition;
- The proper authorisation and recording of transactions.

Statement of Board Responsibilities

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

- formal policies and procedures are in place, including the ongoing documentation of key system and rules in relation to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of the Partnership's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the Management Team and the Board to monitor the key business risks, financial objectives and progress being made towards achieving the financial plans set for the year and for the medium term;
- monthly financial management reports are prepared, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;

- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board;
- the Audit Committee/Board received reports from management and from external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Partnership is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board has reviewed the effectiveness of the system of internal financial control in existence in the Partnership for the year end 31 March 2022. No weaknesses were found in internal financial controls which result in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

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

Statement of Disclosure to Auditors

In so far as the Board of Management are aware:

- There is no relevant audit information (information needed by the Partnership's auditors in connection with preparing their report) of which the Partnership's auditors are unaware, and
- The Board of Management have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Partnership's auditors are aware of that information.

On behalf of the Board

Iain Macmillan

Chair

OPERATING & FINANCIAL REVIEW



Summary of Performance Indicators

DETAIL	Variance	ARC 2021/22	ARC 2020/21	ARC 2019/20
Emergency repairs completed	-18.49%	983	1206	816
Average length of time to complete emergency repairs	-11.11	2.32 hours	2.61 hours	2.86 hours
Non-emergency repairs completed	13.26	4690	4141	4613
Average length of time to complete non-emergency repairs	-21.02%	3.87 days	4.90 days	2.57 days
Reactive repairs completed right first time	-0.93%	89.72%	90.56%	89.49%
Total arrears	10.69%	£340,748	£307,832	£302,173
Former tenant arrears	-8.20%	£110,365	£120,221	£94,252
Average time to re-let properties in the last year	-9.9%	45.19 days	50.19 days	24.66 days
Calendar days properties were empty	4.5%	8479	8131	4512
Rent loss through voids	11.40%	£107,753	£96,726	£57,159
General needs lets	30.97%	241	184	218
Supported Housing lets	450%	11	2	12
Anti-social behaviour cases	33.33%	16	12	16
Abandoned properties	50%	6	4	4
Total self-contained stock	2.88%	2287	2223	2201
Stock meeting SHQS	-6.15%	74.86%	80.07%	82.78%
Stock meeting EESSH	2.09%	87.9%	86.10%	83.00%

A number of areas of performance continued to be affected by restrictions due to COVID -19 and have not yet returned to pre-pandemic levels:

- Average time to re-let properties in the last year has decreased by 9.9% - however this is more than a 50% increase from 2019/20;
- Number of calendar days properties were empty increased by 4.5%;

The repairs response time has improved both for emergency repairs and non-emergency repairs although the repairs right time performance has decreased very slightly.

The total stock meeting SHQS has reduced by 6.15%. This is mainly due to the number of abeyances added as a result of access issues, where we were not able install of consumer units and therefore issue a Domestic Electrical Installation Certificate (DEIC).

Housing Services

Throughout 2021/22 the Housing Services team observed a rapid decline in the demand for food parcels, this was due to COVID-19 restrictions being lifted and those on furlough returning to work. Welfare checks carried out during 2020/21 highlighted a few tenants who required additional long-term support and involvement with other agencies. This was due to isolation and their lack of family support during lockdown. Officers pursued these cases with the relevant agencies and assistance was provided. The team were also successful in securing fuel vouchers for tenants who were struggling with energy costs.

Laptops and tablets were issued to tenants who were digitally excluded, these were provided by Connecting Scotland.

Officers continued to support tenants who had existing and new Universal Credit claims. The number of claims throughout 2021/22 remained steady. Improvements to the Landlord Portal were introduced by Department for Works and Pensions (DWP). The changes allow Officers to view Alternative Payment Arrangements (APA) or Managed Payments to Landlord (MPL) on the Portal 7 days before the payment is due and is aligned with the tenant's payment. This means that we receive the housing cost element at the same time as the tenant receives their UC payment, removing the delays, which could be as much as 2 months. We worked closely with our tenants and partners to help with the transition. Our 'trusted partner' status with DWP has assisted in this and the very good relationship with the local DWP team has been very useful to enable us to provide some additional help to tenants.

The 'bedroom tax' has been mitigated in full again this year through Discretionary Housing Payments (DHP) and we acknowledge the role of the Scottish Government and the Comhairle with this.

Restrictions in letting and in the letting process meant that void rent loss increased significantly as did the average number of days taken to let properties. As restrictions eased officers have worked to deal with backlogs and to assist the Comhairle in complying with guidance from the government to address the needs of homeless applicants increasing the number of one-bedroom properties allocated to the homelessness service and those suffering domestic abuse. Low demand continues to impact on performance in many of our most rural areas.

Tenant Participation

Tenant Participation activity continued to be significantly reduced during the year. However, we aspire to provide opportunities for tenants to take part in ways that suit them. We have sought to develop links with interested tenants across the islands and to encourage and support new and existing tenant groups. The Western Isles Housing Association Communities Forum is trying to re-establish itself as a focus for participation across the islands and is supported by our partnership with TPAS. Providing a choice in participation is important in a large and sparsely populated area such as the Outer Hebrides where there is a high number of small schemes consisting of less than 20 houses which makes participation challenging. We were not able to hold any of our normal tenant events during the year.

The community grant fund was available through the year. No applications were received in 2021/22.

Our teams also support tenant participation through informal tenant and resident groups as in Tarbert, Howmore, Daliburgh and Lochboisdale. They promote and encourage engagement and actively work with groups to improve neighbourhoods and build relationships. We will seek to build on these opportunities as communities and individuals regain the ability and confidence to engage in group activities.



Planned & Cyclical Maintenance

Our Planned Maintenance Programme seeks to protect homes and their wider environment. Additional energy efficient air source heating was installed utilizing the Low Carbon Infrastructure Transition Programme (LCITP) grant scheme.

Cyclical maintenance programmes were completed during the year ensuring that gas, air source and oil heating systems were serviced within a 12-month period.

Servicing of fire alarms, stair lighting, door entry systems and stair-lifts was also carried out with additional inspections for landlord safety including electrical works, anti-scald valves, legionella, asbestos in common areas and common areas safety inspections.

Investment

£4.28M was invested in tenant's homes delivering the following improvements during 2021/22:



- 227 Heating Systems
- 109 New Kitchens
- 15 Bathrooms
- 59 homes received new windows
- 122 Tenants benefitted from Aids & Adaptations works

Addressing the challenge of fuel poverty is a key priority and this is demonstrated by our investment in new heating systems and our commitment to replacing Total Heating Total Control systems. We installed further 205 Air Source Heat Pumps in off-gas areas which delivers a more controllable and affordable solution for our tenants. We also replaced 22 gas heating systems with new high efficiency boilers.

Development

New Build Programme

The construction industry is now seeing the negative impacts of Brexit, COVID-19 pandemic and most recently the war in Ukraine with after-effects felt all through the supply chain with material availability and fuel prices being the hardest hit. With the announcement by Scottish Government in July 2021 of additional funding being made available to the Comhairle, we continue to support their Local Housing Strategy with our new build programme to March 2027.

We drew down over £5.5M of funding from the Scottish Government Affordable Housing Supply Programme to support the completion of 78 units (Including 14 New Supply Shared Equity homes).

The development of the new care provision in Stornoway on the Goathill site owned by HHP is due to be completed in the next financial year. This project will see us deliver a 50 bed housing with extra care development and the final 24 of the 74 homes for social housing also due to be completed.

At 31 March 2022 there were 96 houses under construction across 5 sites with a further 85 houses either due to start or at tendering stage.

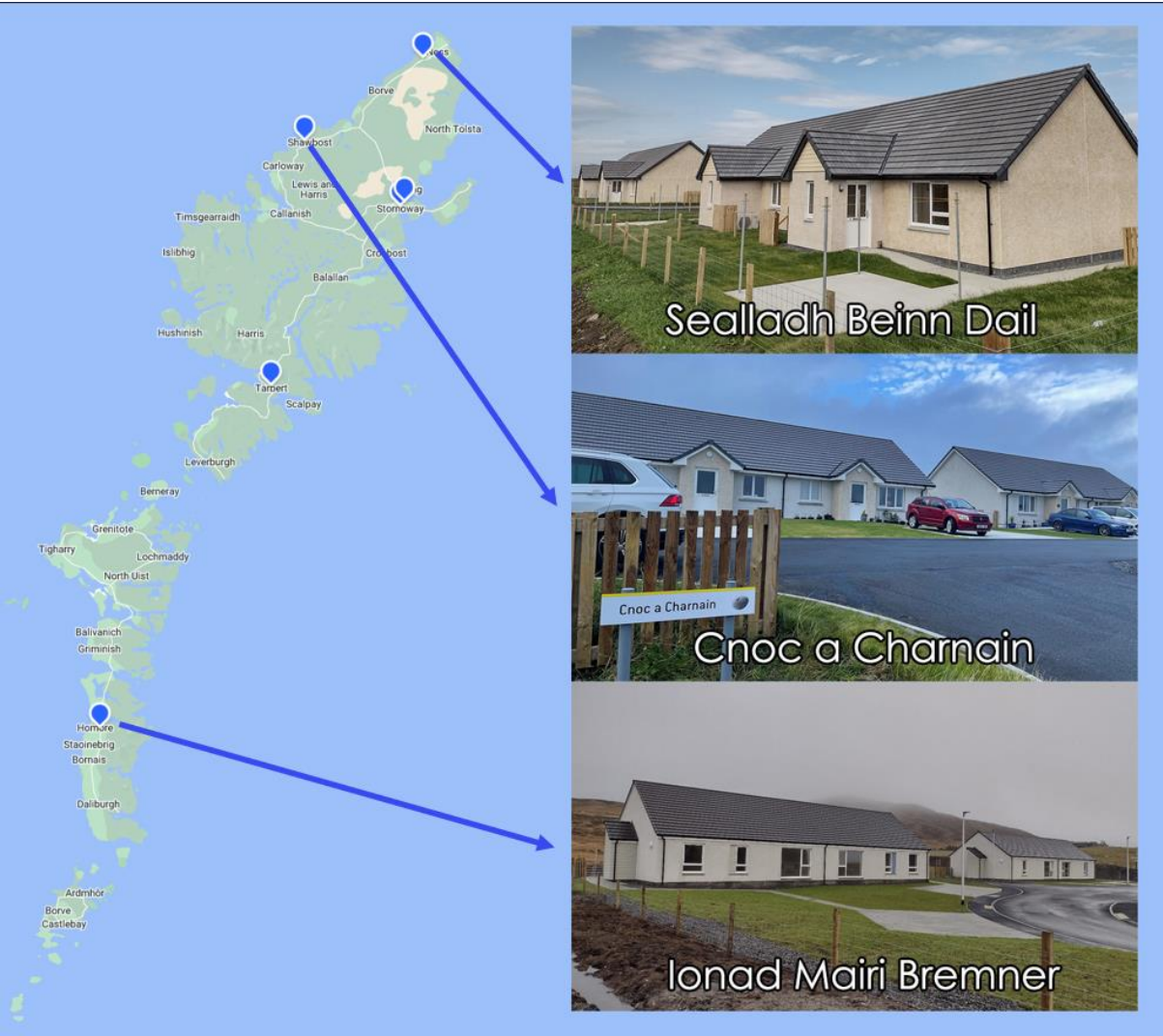


Future New Build Projects

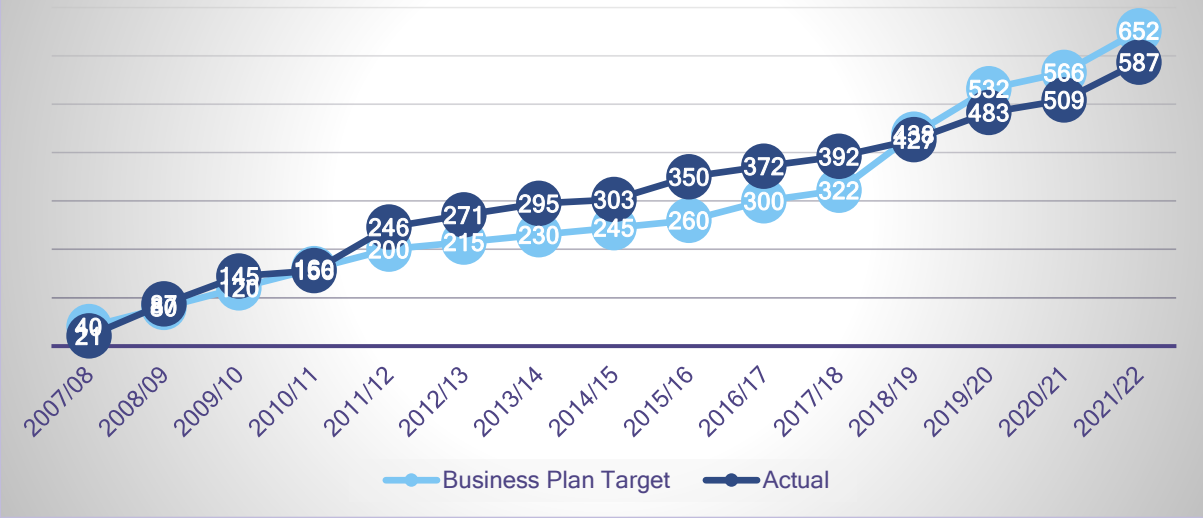
We continue to work with the Comhairle to identify land to feed into our development plan and a combination of Comhairle's SHIP, our waiting list and planning feedback providing a guidance on where to build.

A Housing Needs and Demand Study was conducted in 2021. The result were broadly in line with our current waiting lists with a small number identifying need for social housing out with our existing waiting list.

Completed Developments



New Build Units



Political & Charitable Donations

- a) There were no political donations made by HHP during the financial year.
- b) A total of £5,000 was donated during the year to the following local charities:

£1,000	Neuro Hebrides
£1,000	The Leanne Fund
£1,000	The Royal National Lifeboat Institution
£1,000	The Salvation Army
£1,000	Befriending Lewis

Key Risks Impacting On The Future

HHP's 30 year Business Plan is extremely sensitive to changes in the operating environment and in an effort to minimise that risk, a risk strategy and risk register is maintained. The strategy is updated annually and the register is reviewed quarterly and updated as necessary.

Any risk, which materially jeopardises the Partnership's ability to achieve our vision and goals or conduct our business is not accepted. HHP's risk appetite is assessed annually at Board Business Planning days.

The number one risk on our risk register is affordability for tenants with the growing pressures on the cost of living. Climate change, the changing demographics and reducing population of the Outer Hebrides and supply chain challenges are the other top risks identified on our risk register.

Partnership working is critical if we are to address the demographic challenges which are a concern for the future of our islands and which contribute to this weakening demand. We continue to seek to encourage and develop this debate and promote action to address it.

Fuel Poverty & EESSH

Levels of fuel poverty in the Outer Hebrides are amongst the highest in the UK. We invest heavily in tenants homes to meet the requirements of EESSH and improve energy efficiency. We have replaced almost all our solid fuel heating systems with Air Source Heating and are making good progress on replacing storage systems which are on restricted tariffs such as THTC. The replacement of 50 heating systems at

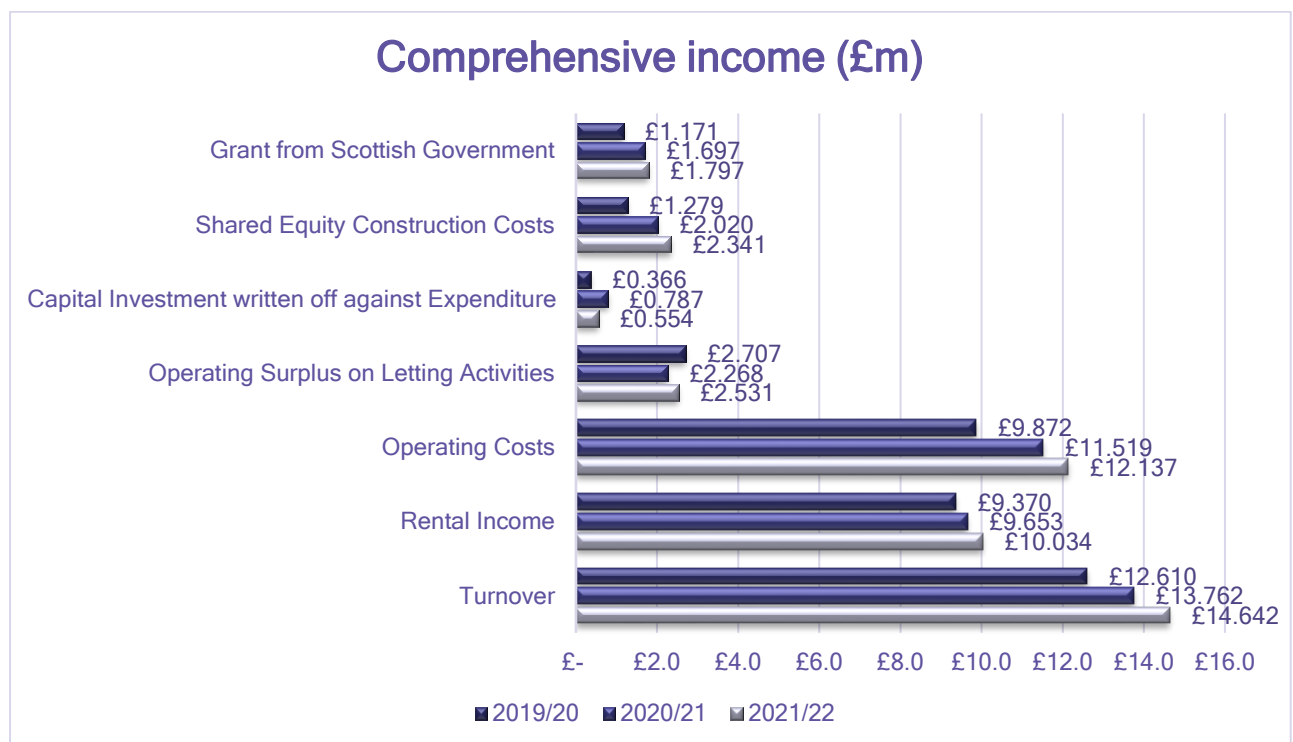
Gleann Dubh were brought forward this year as we were successful in attracting additional Scottish Government funding through the Low Carbon Infrastructure Transition Programme (LCITP).

We jointly work with TIG and CAB to provide impartial advice and assistance to tenants on switching energy suppliers.

Work also continues with other Highland RSL's and Councils on lobbying MSPs, the Government, OFGEM and SSE on prices within the Highlands & Islands, which are the highest in the UK.

Financial Review

Comprehensive Income



There were 13 Shared Equity properties sold during the year (2021-22).

Financial Position

HHP's Financial Position is shown on Page 34. The key factors affecting the Statement of Financial Position are:

- a) The value of housing properties under construction has increased as a result of the increase in the Partnership's development and investment plans;

- b) The addition of 64 new units for rent funded largely from Affordable Housing Supply Programme (AHSP) Grant from the Scottish Government;
- c) An Increase in creditors more than one year as we concluded a £25 million refinancing agreement with our funders (Royal Bank of Scotland) with £5 million drawn during the year;
- d) An increase in Deferred Capital Grants reflecting the continued investment in new homes.

Cash Flow

The Cash Flow is shown on page 35. The net change in cash equivalents was -£1.666 million (2021: £0.221m). The principal cash outflows were operating, development costs and investment in assets with cash inflow boosted by proceeds from sales and grants received.

Current Liquidity

At 31 March 2022 HHP had cash and short-term deposits of £3.311 million (2021: £4.977m). It is anticipated that there will be a requirement to draw down funds from our borrowing facility during 2022/23.

Capital Structure & Treasury Management Policy

The main elements of HHP's long term funding are a loan facility arranged with the Royal Bank of Scotland (RBS) and grant provided by The Scottish Government. The RBS loan facility which was re-structured in June 2021, allows us to borrow up to £25 million. In broad terms, the current Business Plan assumes that borrowing will increase each year until the maximum of £25 million is reached in 2025 reflecting the significant investment in improving our current stock and building new homes. Debt is progressively paid off in subsequent years and is projected to be fully paid off by 2046. The Board receives updates each quarter which detail the debt, cash and interest received.

Our Treasury Management Policy sets down the framework for investing and managing cash, raising loans, interest rate management and the use of financial derivatives by the Group. A key objective of the Policy is to ensure that the Partnership's loan portfolio represents the optimum balance of risk in interest rate, loan

maturity and fixed rate exposure. Currently we have drawn £10M of the RBS loan facility with £8.5M fixed and £1.5M variable.

Plans For The Future

HHP plans to invest £15.418 million over the next 5 years ensuring the Scottish Housing Quality Standard is maintained in all its properties. £29.157 million of private finance has been earmarked for the new build projects due for completion in the next 5 years.

Auditors

A resolution to appoint CIB Audit as auditors for the next financial year will be proposed at the Annual General Meeting in September 2022.

Independent Auditors Report

Opinion

We have audited the financial statements of Hebridean Housing Partnership (the 'Partnership') for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Reserves, the Cashflow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 Partnership's affairs as at 31 March 2022 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 Co-operative and Communities Benefit Societies Act 2014, the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019.

Basis for Opinion

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

Conclusions Relating to Going Concern

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

Other Information

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

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

We have nothing to report in this regard.

Matters on which we are required to Report by Exception

In the light of the knowledge and understanding of the Partnership and its environment obtained in the course of the audit, we have not identified material misstatements in the Board of Managements' Report.

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

- The information given in the Report of the Board of Management is inconsistent with the Financial Statements;
- Proper books of accounts have not been kept by the Partnership in accordance with the requirements of the legislation;
- A satisfactory system of control over transactions has not been maintained by the Partnership in accordance with the requirement of the legislation;
- The financial statements are not in agreement with the books of accounts; or
- We have not received all the information and explanations necessary for the purposes of our audit.

We have nothing to report in respect of these matters.

Responsibilities of the Board of Management

As explained more fully in the Boards' Responsibilities Statement set out on page 10, the Board of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management 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 Board of Management are responsible for assessing the Partnership's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Management either intend to liquidate the Partnership or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in

accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud.

As part of the audit engagement, we:

- gain an understanding of the legal and regulatory framework applicable to the Partnership and assess compliance with that framework;
- enquire of management and those charged with governance around actual and potential litigation and claims;
- review the financial statements disclosures and test to supporting documentation to assess compliance with applicable laws and regulations;
- consider the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud, through discussion with management and those charged with governance;
- perform audit work to ensure the transactions included within the financial statements are properly recorded and authorised;
- consider whether the assumptions and judgements applied by management within significant accounting estimates are reasonable.

There are inherent limitations in the audit procedures described above that result in an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with International Standards on Auditing (UK). The further removed non-compliance with laws and regulations is from the events and financial transactions in the financial

statements, the less likely the auditor is to become aware of it or recognise non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment through forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:

<http://www.frc.org.uk/auditorsresponsibilities>

This description forms part of our auditor's report.

Use of our report

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

CIB Audit

Chartered Accountants

Statutory Auditor

Stornoway

Date: 29 June 2022

Report by the Auditors to the Members of Hebridean Housing Partnership Ltd on Corporate Governance Matters

Corporate Governance

In addition to our audit of the Financial Statements, we have reviewed your statement on page 10 concerning the Partnership's compliance with the information required by the Regulatory Standards (for systemically important RSLs) in respect of internal financial controls 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 to corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Partnership's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on page 10 has provided the disclosures required by the relevant Regulatory Standards (for systemically important RSLs) within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as the result of our audit work on the Financial Statements.

Through enquiry of certain members of the Board and Officers of the Partnership and examination of relevant documents, we have satisfied ourselves that the Board's Statement on Internal Financial Control appropriately reflects the Partnership's compliance with the information required by the relevant Regulatory Standards (for systemically important RSLs) in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

CIB Audit

Chartered Accountants

Statutory Auditor

Stornoway

Date: 29 June 2022

FINANCIAL STATEMENTS



Statement of Comprehensive Income as at 31 March 2022

		31 March 2022	31 March 2021
		£	£
	Notes		
Turnover	3	14,641,625	13,762,124
Operating expenditure	3	(12,137,491)	(11,519,491)
Other Income			
Operating surplus	3	2,504,134	2,242,633
Loss on disposal of property, plant & equipment		(248,435)	(206,411)
Interest receivable	6	2,381	5,438
Interest payable and financing costs	7	(404,348)	(333,753)
Increase/(Decrease) in valuation of housing properties		5,356	(75,821)
Surplus before tax		1,859,088	1,632,086
Actuarial (loss)/gain in respect of pension scheme	22	1,408,000	(1,275,000)
Total comprehensive income for the year		3,267,088	357,086

The results for the year relate wholly to continuing activities.

These financial statements were approved by the Board on 29 June 2022 and were signed on its behalf by:

Iain Macmillan
Chair

Katia Petteloot
Company Secretary

Calum Mackay
Board Member

The notes on pages 36 to 62 form part of these financial statements.

Statement of Changes in Reserves as at 31 March 2022

	Share Capital £	Unrestricted Fund £	Total Reserves £
Current Year			
Balance at 1 April 2021	210	36,189,315	36,189,525
Movement in Share Capital	5		5
Surplus from statement of comprehensive income		3,267,088	3,267,088
Balance at 31 March 2022	215	39,456,403	39,456,618
Prior Year			
Balance at 1 April 2020	208	35,832,228	35,832,436
Movement in Share Capital	2		2
Surplus from statement of comprehensive income		357,086	357,086
Balance at 31 March 2021	210	36,189,315	36,189,525

The notes on pages 36 to 62 form part of these financial statements.

Statement of Financial Position as at 31 March 2022

		31 March 2022	31 March 2021
		£	£
	Notes		
Fixed Assets			
Tangible Assets-Social Housing	8	119,784,179	104,289,489
Tangible Assets-Property, plant & equipment	9	1,951,376	1,893,124
Investments	10	2	2
		<u>121,735,557</u>	<u>106,182,615</u>
Current Assets			
Stock		279,798	516,555
Trade and other debtors	11	1,932,737	2,535,926
Investments		839,708	3,122,269
Cash and cash equivalents		<u>2,471,287</u>	<u>1,855,004</u>
		5,523,530	8,029,754
Less: Creditors amounts falling due within one year	12	<u>(3,282,551)</u>	<u>(2,277,357)</u>
Net current assets		<u>2,240,979</u>	<u>5,752,397</u>
Total assets less current liabilities		123,976,536	111,935,013
Creditors: amounts falling due after more than one year	13	(15,583,000)	(10,491,996)
Deferred Capital Grants	14	(66,781,918)	(62,316,492)
Pension Liability	15	<u>(2,155,000)</u>	<u>(2,937,000)</u>
Net Assets		<u>39,456,618</u>	<u>36,189,525</u>
Reserves			
Share Capital	16	215	210
Income & Expenditure reserve		<u>39,456,403</u>	<u>36,189,315</u>
		<u>39,456,618</u>	<u>36,189,525</u>

These financial statements were approved by the Board on 29 June 2022 and were signed on its behalf by:

Iain Macmillan
Chair

Katia Petteloot
Company Secretary

Calum Mackay
Board Member

The notes on pages 36 to 62 form part of these financial statements.

Statement of Cash Flows for the Year Ended 31 March 2022

		31 March 2022	31 March 2021
		£	£
Net Cash inflow from operating activities	Note 1	6,007,969	3,246,804
Cashflow from investing activities			
Purchase of tangible assets		(18,789,013)	(13,370,179)
Proceeds from sale of tangible fixed assets		1,412,741	1,217,530
Grants received		4,894,868	9,372,077
Interest received		2,381	5,438
Cashflow from financing activities			
Interest paid		(286,227)	(250,982)
New secured loans		5,091,004	-
Net change in cash equivalents		<u>(1,666,277)</u>	<u>220,687</u>
Cash and cash equivalents at the beginning of the year		4,977,273	4,756,586
Cash and cash equivalents at the end of the year		<u>3,310,996</u>	<u>4,977,273</u>
		<u>(1,666,277)</u>	<u>220,687</u>

The notes on pages 36 to 62 form part of these financial statements.

Notes to the Statement of Cash Flows for the Year Ended 31 March 2022

Cashflow from Operating Activities		
	2022	2021
	£	£
Surplus for the year	2,504,134	2,242,633
<i>Adjustments for non-cash items:</i>		
Depreciation of tangible fixed assets	3,597,878	3,352,206
Decrease/ (Increase) in stock	236,757	626,292
Decrease/ (Increase) in trade and other debtors	502,197	(1,034,377)
Increase/ (Decrease) in trade and other creditors	444,194	(370,998)
Pension costs less contributions payable	561,000	275,000
Carrying amount of tangible fixed asset disposed	(245,167)	(337,380)
<i>Adjustments for investing or financing activities:</i>		
Loss from the disposal of tangible fixed assets	(248,435)	(206,411)
Government grants utilised in the year	(1,462,709)	(1,382,934)
Interest payable	118,121	82,771
	<u>6,007,969</u>	<u>3,246,804</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTE 1 - ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Financial Statements, except where noted below.

Base of Accounting

The Financial Statements of the Partnership are prepared in accordance with FRS 102 as issued by the Financial Reporting Council and comply with the requirements of 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 the Statement of Recommended Practice (SORP) for social housing providers issued in 2018.

The financial statements have been prepared on the historical cost basis, except for the revaluation of certain properties and financial instruments. The principal accounting policies that have been applied consistently to all periods presented in these financial statements are set out below.

The preparation of financial statements in conformity with FRS102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the accounting policies selected for use by the Partnership. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 2. Use of available information and application of judgement are inherent in the formation of estimates. Actual outcomes in the future could differ from such estimates. Hebridean Housing Partnership Ltd is a public benefit entity (PBE).

Preparation of Consolidated Financial Statements

The Financial Statements contain information about Hebridean Housing Partnership as an individual company and do not contain consolidated financial information as the parent of a group. The Partnership has taken the option not to prepare consolidated

Financial Statements due to the immateriality of the results of its subsidiary, HHP Community Housing Limited as detailed in Note 10.

Turnover

Turnover, which is stated net of Value Added Tax, represents income receivable from lettings and service charges, fees receivable, revenue grants and other income.

Grant Income

Grant Income received is matched with the expenditure to which it relates. Social Housing Grant received as a contribution towards the capital cost of a housing development is recognised in line with the accrual model. The accrual model results in the grant being recognised over the expected useful life of the housing property structure and its individual components. Where grant is paid as a contribution towards revenue expenditure, it is included in turnover.

Deposit and Liquid Resources

Cash, for the purpose of the cash flow statement comprises cash in hand and deposits repayable on demand, less overdrafts repayable on demand. Liquid resources are current asset investments that are disposable without curtailing or disrupting the business and are readily convertible into known amounts of cash at, or close to, their carrying value.

Pension Costs

The Partnership participates in the Highland Superannuation Scheme and contributions to the pension scheme are calculated as a percentage of pensionable salaries of the employees, determined in accordance with actuarial advice. The actual pension cost is charged to the income and expenditure account based on contributions to the fund. In accordance with FRS102 the future payments in respect of the past service deficit plan have been discounted and recognised as a provision within the financial statements.

Housing Properties

Housing properties are stated at cost less accumulated depreciation. The cost of properties is their purchase price together with capitalised repairs. Housing properties in the course of construction are stated at cost and are not depreciated. Housing

properties are transferred to completed properties when they are ready for letting and are stated at cost. The development cost of housing properties includes:-

1. Cost of acquiring land and buildings; and
2. Development expenditure including administration costs

Where it is considered that there has been any impairment in value this is provided for accordingly. Expenditure on schemes that are subsequently aborted is written off in the year in which it is recognised that the schemes will not be developed to completion.

Improvements to Housing Properties

The Partnership capitalises repairs and improvement expenditure on its housing properties which result in an enhancement of the economic benefit of the asset.

Impairment

Reviews for any impairment of housing properties are carried out on an annual basis where the estimated remaining economic life of those properties exceeds 50 years. Impairment is recognised where the carrying value of an income generating unit exceeds the higher of its net realisable value or its value in use. Value in use represents the net present value of expected future cash flows expected from the continued use of these assets. Any impairment of assets would be recognised in the Statement of Comprehensive Income.

Shared Ownership

Shared ownership properties are split proportionately between current and fixed assets based on the first tranche proportion.

First tranche proportions will be accounted for as current assets and the related sales proceeds shown in turnover; and

The remaining element of the share ownership property will be accounted for as a fixed asset and any subsequent sale will be treated as a part disposal of a fixed asset.

Commercial Properties

Commercial Properties are valued at existing use value.

Provisions

The Partnership only provide for contractual liabilities that exist at the balance sheet date.

Taxation

Income and capital gains are generally exempt from tax if applies for charitable purposes.

Depreciation

Depreciation is charged on a straight-line basis to write off the cost of each asset, less any estimated residual value, over its expected useful life, as set out below. Assets are depreciated in the year of acquisition, from the date of their acquisition, and in the year of disposal, up to the date of disposal. Land is not depreciated.

Housing Properties & Offices

All of the major components comprised within the Partnership's housing properties and offices are treated as separable assets and their costs (after the deduction of any related social housing grant) are depreciated by reference to the expected useful life of each component, on the following basis:

	Years
Roofs	50
Kitchens	20
Bathrooms	30
Showers	10
Heating Boilers	15
Heating Systems	30
Window & Doors	25
Other External Components	15
Structure	60

Other Fixed Assets

All other Fixed Assets are depreciated by reference to the following expected useful lives:

	Years
Furniture, Fittings and Office Equipment	5
Computer Hardware and Software	4
Motor Vehicles	25% reducing balance

Sale of Housing Accommodation

Properties are disposed of under the appropriate legislation and guidance. All costs and grants relating to the share of property sold are recognised in the Statement of Comprehensive Income at the date of sale. Any grants received that cannot be repaid from the proceeds of sale are abated and the grant removed from the Financial Statements.

Stock

Stocks are valued at the lower of cost and net realisable value.

Capitalisation of Development Overheads

Staff costs that are directly attributable to bringing housing properties into working condition for their intended use are capitalised.

Value Added Tax

The Partnership is registered for VAT. A large proportion of its income, including rental receipts, is exempt for VAT purposes, giving rise to a partial exemption calculation. Expenditure with recoverable VAT is shown net of VAT and expenditure with irrecoverable VAT is shown inclusive of VAT. VAT on refurbishment works expenditure included in the development works agreement with Comhairle Nan Eilean Siar is fully recoverable. Expenditure on these works is shown net of VAT.

Bad & Doubtful Debts

Provision is made against rent arrears for current and former tenants as well as other miscellaneous debts to the extent that they are considered potentially irrecoverable.

Leased Assets

Rentals payable under operating leases are charged to the income and expenditure account on a straight line basis over the lease term.

Designated Reserves

Designated reserves are unrestricted reserves earmarked by Directors for particular purposes.

Financial Instruments

Loans provided to HHP Community Housing Limited are classed as basic under the requirements of FRS102, and are measured at amortised cost. In the case of payment arrangements that exist with customers, these are deemed to constitute financing transactions and are measured at the present value of the future payments discounted at a market rate of interest applicable to similar debt instruments.

Going Concern

The Board has assessed the Partnership's ability to continue as a going concern and have reviewed the 30 year Business Plan and its exposure to key risks through detailed sensitivity analysis.

Based on these projections and the wider information currently available, the Board consider that the Partnership has sufficient resources to meet any potential concerns and there are no material uncertainties about the Partnership's ability to continue as a going concern.

The Partnership therefore continues to adopt the going concern basis in preparing its financial statements and the period of management's going concern assessment is the period to 30 June 2023.

NOTE 2 - CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions that affect the amounts reported for assets, liabilities, income and expenditure.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods should it affect future periods.

The estimates and assumptions which carry a higher degree of risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Useful economic lives of tangible fixed assets

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. They are amended when necessary to reflect current estimates, future investment, economic utilisation and the physical condition of the assets. See notes 8 and 9 for details of the values of tangible fixed assets.

NOTE 3 - TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	2022			2021		
	Operating Turnover	Operating Costs	Operating Surplus	Operating Turnover	Operating Costs	Operating Surplus
	£	£	£	£	£	£
Income and Expenditure from Lettings						
Social Lettings (Note 4)	12,253,874	(9,722,621)	2,531,253	11,701,431	(9,433,205)	2,268,226
Other Activities (Note 5)	2,387,751	(2,414,870)	(27,119)	2,060,693	(2,086,286)	(25,593)
TOTAL	14,641,625	(12,137,491)	2,504,134	13,762,124	(11,519,491)	2,242,633

NOTE 4 - PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS FROM SOCIAL LETTING ACTIVITIES

	General Needs Housing £	Supported Accommodation £	Shared Ownership £	Other £	Total £	2021 £
Income from rent and service charges						
Rent receivable net of service charges	9,887,917	81,824	3,892	-	9,973,633	9,598,146
Service charges	57,711	-	1,652	-	59,363	54,526
Gross Income from rents and service charges	9,945,628	81,824	5,544	-	10,032,996	9,652,672
Less voids	(108,470)	-	-	-	(108,470)	(97,247)
Net Income from rents and service charges	9,837,159	81,824	5,544	-	9,924,526	9,555,426
Release of deferred capital grant	1,462,709	-	-	-	1,462,709	1,382,934
Other Revenue Grants	866,639	-	-	-	866,639	763,072
Total Turnover from social letting activities	12,166,507	81,824	5,544	-	12,253,874	11,701,431
Expenditure						
Management and Maintenance Administration costs	2,637,242	23,063	3,459	-	2,663,764	2,591,335
Planned and Cyclical Maintenance including major repairs	1,483,572	8,088	-	-	1,491,660	1,833,089
Reactive Maintenance	1,874,669	10,587	4,132	-	1,889,388	1,635,035
Bad Debts-rents and service charges	79,931	-	-	-	79,931	21,539
Depreciation of social housing	3,572,821	22,929	2,127	-	3,597,878	3,352,206
Operating costs for social letting activities	9,648,235	64,668	9,718	-	9,722,621	9,433,205
Operating surplus on letting activities for 31 March 2022	2,518,272	17,156	(4,174)	-	2,531,253	-
Operating surplus on letting activities for 31 March 2021	2,255,903	9,046	3,277	-	2,268,226	2,268,226

NOTE 5 - PARTICULAR OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS FROM OTHER ACTIVITIES

	Grants from Scottish Ministers	Other Revenue Grants	Other Income	Total Turnover		Other Operating Costs		Operating Surplus/ Deficit	
	£	£	£	2022 £	2021 £	2022 £	2021 £	2022 £	2021 £
Stage 3 Adaptations	-	-	-	-	-	-	-	-	-
Factoring	-	-	4,344	4,344	4,156	3,588	3,398	756	758
Development & construction of Property Activities	-	-	40,637	40,637	29,999	62,476	55,699	(21,839)	(25,700)
Sale of Developments	930,661	-	1,410,652	2,341,313	2,020,499	2,341,313	2,020,499	-	-
Management Services	-	-	1,457	1,457	6,038	7,493	6,690	(6,036)	(652)
Amortization capital reserve	-	-	-	-	-	-	-	-	-
Total from other activities 2022	930,661	-	1,457,090	2,387,751		2,414,870		(27,119)	
Total for other activities 2021	933,939	-	1,126,754		2,060,693		2,086,286		(25,593)

NOTE 6 - INTEREST RECEIVABLE AND OTHER INCOME

Interest Receivable and Other Income		
	2022	2021
	£	£
Interest receivable on deposits	2,113	5,186
Interest receivable on loan to subsidiary	267	252
	<u>2,381</u>	<u>5,438</u>

NOTE 7 - INTEREST PAYABLE AND SIMILAR CHARGES

Interest Payable and Similar Charges		
	2022	2021
	£	£
Interest Payable	296,115	215,848
Other Financing costs	43,233	83,905
Net Cost on pension	65,000	34,000
	<u>404,348</u>	<u>333,753</u>

Other financing costs include commitment, non-utilisation fees, the amortisation of transaction costs on the funding arrangements.

NOTE 8 - TANGIBLE FIXED ASSETS SOCIAL HOUSING

Tangible Fixed Assets				
SOCIAL HOUSING	Housing Properties held for letting £	Housing Properties under construction £	Shared Ownership held for letting £	Total £
Current Year Cost				
At start of the year	113,367,312	17,751,670	127,643	131,246,625
Additions during the year	4,373,495	14,850,720	692	19,224,907
Transfers in year	12,382,353	(12,382,353)	-	-
Impairment	-	-	-	-
Disposals	(743,856)	-	-	(743,856)
At end of year	129,379,304	20,220,037	128,335	149,727,675
Depreciation				
At start of year	(26,876,295)	-	(80,840)	(26,957,135)
Provided in year	(3,482,923)	-	(2,127)	(3,485,051)
Impairment	5,356	-	-	5,356
Eliminated on Disposal	493,333	-	-	493,333
At end of year	(29,860,529)	-	(82,967)	(29,943,497)
Net Book Value				
At end of year	99,518,775	20,220,037	45,367	119,784,179
Prior Year				
At start of the year	106,991,877	11,095,781	127,643	118,215,301
Additions during the year	1,337,974	12,438,443	-	13,776,417
Transfers in year	5,653,648	(5,653,648)	-	-
Impairment	(109,379)	-	-	(109,379)
Disposals	(506,807)	(128,908)	-	(635,714)
At end of year	113,367,312	17,751,669	127,643	131,246,625
Depreciation				
At start of year	(24,587,945)	-	(78,713)	(24,666,658)
Transfers in year	-	-	-	-
Provided in year	(2,629,355)	-	(2,127)	(2,631,483)
Impairment	33,558	-	-	33,558
Eliminated on Disposal	307,448	-	-	307,448
At end of year	(26,876,295)	-	(80,840)	(26,957,135)
Net Book Value				
At end of year	86,491,017	17,751,669	46,803	104,289,489

Development administration costs capitalised amounted to £172,008 (2021: £137,823) for which Social Housing Grants amounting to £nil (2021: £nil) were received in the year.

The loss on sale of property disposals in the year were £nil (2021: loss of £nil).

The cost of new components capitalised in the year was £16,755,848 (2021: £6,991,621). Components with a cost of £743,856 (2021: £506,807), HAG of £161,296 (2021: £80,309) and accumulated depreciation of £493,333 (2020: £307,448) were disposed of in the year.

NOTE 9 - TANGIBLE FIXED ASSETS - PROPERTY, PLANT & EQUIPMENT

TANGIBLE FIXED ASSETS								
Property, Plant & Equipment	Heritable Property £	Commerical Property £	Office Equipment £	Computer Equipment £	Non-Housing Work In Progress £	Motor Vans £	Other Equipment £	Total £
Current Year Cost								
At start of the year	1,006,479	930,708	92,486	538,504	-	38,950	95,112	2,702,239
Additions during the year	-	-	738	40,460	227,409	-	761	269,368
Transfers in year	(98,289)	-	-	-	-	-	-	(98,289)
Disposals	-	-	-	-	-	-	-	-
At end of year	908,190	930,708	93,224	578,963	227,409	38,950	95,873	2,873,318
Depreciation								
At start of year	-	(214,922)	(92,272)	(394,636)	-	(12,172)	(95,113)	(809,115)
Transfers in year	-	-	-	-	-	-	-	-
Provided in year	-	(24,131)	(312)	(80,957)	-	(7,252)	(174)	(112,827)
Eliminated on Disposal	-	-	-	-	-	-	-	-
At end of year	-	(239,053)	(92,585)	(475,593)	-	(19,425)	(95,287)	(921,942)
Net Book Value								
At end of year	908,190	691,654	640	103,371	227,409	19,525	587	1,951,376
Prior Year								
At start of the year	879,915	939,280	92,486	516,952	-	38,950	95,112	2,562,696
Additions during the year	-	17,279	-	23,613	-	-	-	40,892
Transfers in year	126,564	-	-	-	-	-	-	126,564
Disposals	-	(25,851)	-	(2,062)	-	-	-	(27,913)
At end of year	1,006,479	930,708	92,486	538,504	-	38,950	95,112	2,702,239
Depreciation								
At start of year	-	(211,548)	(90,183)	(318,575)	-	(3,246)	(95,113)	(718,665)
Transfers in year	-	-	(645)	645	-	-	-	-
Provided in year	-	(22,173)	(1,444)	(76,706)	-	(8,926)	-	(109,249)
Eliminated on Disposal	-	18,800	-	-	-	-	-	18,800
At end of year	-	(214,922)	(92,272)	(394,636)	-	(12,172)	(95,113)	(809,115)
Net Book Value								
At end of year	1,006,479	715,786	214	143,867	-	26,778	-	1,893,124

NOTE 10 - INVESTMENTS

Investments			
	2022	2021	
	£	£	
Investment in subsidiary undertaking	1	1	
Investment in Hebrides Energy CIC	1	1	
	<u>2</u>	<u>2</u>	
	<i>Activity</i>	<i>Registered</i>	<i>Shareholding</i>
HHP Community Housing Ltd	Dormant	Scotland	100%
Hebrides Energy	Offer competitive electricity tariffs	Scotland	11.1%

NOTE 11 - TRADE & OTHER RECEIVABLES

Trade and other receivables		
	2022	2021
	£	£
Rental Arrears	197,318	187,611
Less: provision for bad debts	(157,488)	(151,241)
	<u>39,830</u>	<u>36,370</u>
Amounts owed by subsidiary undertaking (due within 1 year)	18,079	17,812
Amounts owed by related parties	-	-
Other debtors	1,194,735	1,932,391
Prepayments and accrued income	448,712	418,965
Amounts owed by subsidiary undertaking (due in more than 1 year)	-	-
Other debtors (due in more than 1 year)	<u>231,381</u>	<u>130,388</u>
Total	<u>1,932,737</u>	<u>2,535,926</u>

NOTE 12 - CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR

Creditors-Amounts falling due within one year		
	2022	2021
	£	£
Trade payables	1,053,226	688,781
Contract retentions	243,439	225,470
Accruals and deferred income	1,412,467	1,051,936
Rent in advance	97,867	85,679
HAG creditor	474,598	224,538
RTB Receipts Repayable on demand	954	954
Total	<u>3,282,551</u>	<u>2,277,357</u>

Outstanding retentions will be financed initially from cash balances.

NOTE 13 - CREDITORS - AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

Creditors-Amounts falling due after more than one year		
	2022	2021
	£	£
Bank term loans	10,000,000	4,908,996
RTB Receipts due to the Scottish Government	5,583,000	5,583,000
Total	15,583,000	10,491,996
Bank Term loans are secured by specific charges on the Partnership's properties and are repayable at varying rates of interest.		
The above creditors are due are follows:		
	£	£
Between one and two years	-	-
Between two and five years	-	-
In five years or more	15,583,000	10,491,996
	15,583,000	10,491,996

At the year end the Partnership's outstanding loan balance was £15 million. A committed facility of £25 million was available from the Royal Bank of Scotland along with an uncommitted overdraft facility of £0.250 million. Loan arrangement fees incurred in setting up this facility are included in debtors and are being amortised over the period of the loan. Security over the housing properties has been granted to the Royal Bank for the period of the lending facility.

NOTE 14 - DEFERRED CAPITAL GRANTS

Deferred Capital Grants					
	Housing Properties held for letting £	Housing Properties under construction £	Shared Ownership held for letting £	Property Plant & Equipment £	Total £
Current Year Cost					
At start of the year	(44,867,368)	(16,631,908)	(45,318)	(771,897)	(62,316,492)
Additions during the year	(817,605)	(5,271,826)	-	-	(6,089,431)
Disposals during the year	161,296	-	-	-	161,296
Transfers in year	(7,694,885)	7,694,885	-	-	-
Amortised in year	1,460,473	-	2,060	177	1,462,709
At end of year	(51,758,090)	(14,208,850)	(43,259)	(771,720)	(66,781,918)
Prior Year					
At start of the year	(42,838,890)	(9,543,041)	(47,378)	(772,276)	(53,201,585)
Additions during the year	(80,309)	(10,597,914)	-	-	(10,678,222)
Disposals during the year	80,309	84,283	-	-	164,592
Transfers in year	(3,408,973)	3,424,763	-	-	15,790
Amortised in year	1,380,495	-	2,060	379	1,382,934
At end of year	(44,867,368)	(16,631,908)	(45,318)	(771,897)	(62,316,492)

NOTE 15 - PROVISIONS FOR LIABILITIES & CHARGES

Pension Fund		
	2022 £	2021 £
At 1 April 2021	2,937,000	1,353,000
Created in Year	(782,000)	1,584,000
At 31 March 2022	2,155,000	2,937,000

NOTE 16 - SHARE CAPITAL

Share Capital		
	2022 £	2021 £
Shares of £1 each issued and fully paid		
At 1 April 2021	210	208
issued during period	5	2
At 31 March 2022	215	210

Shares were held by the following Board members during the year:

- Iain Macmillan
- Calum Mackay
- Alex Gardner
- Peter Graham
- Fiona Macleod
- Roddy Nicolson
- Gordon Macleod
- Helen Mackenzie

NOTE 17 - KEY MANAGEMENT EMOLUMENTS

OFFICER'S EMOLUMENTS		
	2022	2021
	£	£
Senior Officers are defined as the Chief Executive, the Director of Finance & Corporate Services and Director of Operations		
Aggregate emoluments payable to Directors exceeding £60,000 (excluding pension contributions and benefits in kind)	228,810	220,899
Emoluments payable to the highest paid officer (excluding pension contributions)	90,767	89,281
During the period the Directors' emoluments (excluding pension contributions) fell within the following band distributions:		
More than £60,000 but not more than £70,000	2	2
More than £70,000 but not more than £80,000	-	-
More than £80,000 but not more than £100,000	1	1
Pension contributions	41,074	39,636
The directors are members of the Highland Superannuation Fund and employer's contributions are paid on the same basis as other members of staff.		
Total Expenses reimbursed in so far as not chargeable to UK Income Tax	622	701

NOTE 18 - EMPLOYEE INFORMATION

The average number of persons employed during the year was: 52

At 31 March 2022 the number of employees of the Partnership, including Directors, was 46 (FTE), (2021 - 44 FTE).

EMPLOYEE INFORMATION		
	2022	2021
	£	£
Staff costs (for the above persons)		
Wages and Salaries	1,580,800	1,567,899
Social Security costs	157,940	155,889
Employers' pension costs	285,275	284,259
FRS102 Pension Adjustment (Note 22)	561,000	275,000
	<u>2,585,016</u>	<u>2,283,047</u>
Staff costs capitalised	<u>(620,484)</u>	<u>(331,352)</u>
	<u>1,964,532</u>	<u>1,951,695</u>

NOTE 19 - OPERATING SURPLUS

OPERATING SURPLUS		
	2022	2021
	£	£
Operating surplus is stated after charging:		
Depreciation	3,597,878	3,352,206
Amortised capital grants	(1,462,709)	(1,382,934)
Repairs:cyclical, major, day to day	3,381,049	3,468,125
Auditor's remuneration		
-in their capacity as auditors	11,340	11,340
-in respect of other services	-	-
	<u> </u>	<u> </u>

NOTE 20 - TAXATION

The Partnership is a registered charity and is therefore exempt from Corporation Tax on its charitable activities. No corporation tax was due on the non-charitable activities in the year (2021: nil).

NOTE 21 - CAPITAL COMMITMENTS

CAPITAL COMMITMENTS		
	2022	2021
	£	£
Capital expenditure which has been contracted for but has not been provided for in the financial statements	18,822,421	21,663,104
Capital expenditure which has been authorised by the Board but is not contracted	<u>33,747,679</u>	<u>44,585,966</u>
	<u>52,570,100</u>	<u>66,249,070</u>
This is to be funded by:		
Funding from the Scottish Government	23,066,500	8,377,200
Private Finance	<u>29,503,600</u>	<u>57,871,870</u>
	<u>52,570,100</u>	<u>66,249,070</u>

NOTE 22 - PENSIONS

The Partnership participates in the Highland Superannuation Fund (HSF) which, as part of the Local Government Pension Scheme is a defined benefit statutory scheme based. From 1 April 2011 the scheme has operated the career average revalued earnings with 1/120th accrual benefit rate. Contributions are charged to the Income and Expenditure Account so as to spread the cost of pension over employees' working lives. These contributions are determined by formal actuarial valuation which takes place every three years, the last valuation was to 31 March 2020. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required so that the Scheme can meet its pension obligations as they fall due.

The actuarial valuation assesses whether the Scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market levels. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

During the accounting period, the Partnership paid contributions at a rate of 18% of pensionable salaries.

There were 52 active members of the Scheme employed by the Partnership. All new employees join the scheme and have the option to withdrawn after a short period if they so choose.

The fund is administered by Highland Council in accordance with the Local Government Pension Scheme (Scotland) Regulations 1998 as amended.

It is not possible in the normal course of events to identify the share of underlying assets and liabilities belonging to individual participating employers. As the Scheme is a multi-employer arrangement where the assets are co-mingled for investment purposes, benefits are paid from the total scheme assets, and the contribution rate for all employers is set by reference to the overall financial position of the scheme rather than by reference to individual employer experience. Accordingly, due to the nature of the Plan, the accounting charge for the period under FRS17 represents the employer contribution payable.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the scheme as at 31 March 2022. The funding update revealed an increase in the assets of the Scheme to £13.022 million and indicated a decrease in the shortfall of assets compared to liabilities to approximately £2.155 million.

Since the contribution rates payable to the Scheme have been determined by reference to the last full actuarial valuation the following notes relate to the formal actuarial valuation as at 31 March 2020.

Employer Membership Statistics			
	Number	Total Salaries/Pensions £000's	Average Age
	31-Mar-20	31-Mar-20	31-Mar-20
Actives	52	1482	52
Deferred Pensioners	28	63	51
Pensioners	18	172	66

Investment Returns

The return on the Fund in market value terms for the period to 31 March 2022 is estimated below based on actual Fund returns as provided by the Administering Authority and index returns where necessary. Details are below:

Actual returns from 1 April 2021 to 31 March 2022	3.60%
---	-------

Major Categories of Plan Assets as a % of Total Plan Assets

The bid value of the Fund's assets are estimated to be £2,467,232,451 based on information provided by the Administering Authority.

Period Ended	31-Mar-22	31-Mar-21
Equities	63%	70%
Bonds	12%	12%
Property	15%	10%
Cash	10%	8%

Financial Assumptions

Period Ended	31-Mar-22	31-Mar-21
Pension increase Rate	3.20%	2.85%
Salary increase Rate	4.00%	3.65%
Discount Rate	2.70%	2.00%

Historic Mortality

Period Ended	Current Pensioners	Future Pensioners
31-Mar-22	CMI 2020 model assuming an allowance for smoothing of recent mortality experience and a long term-rate of improvement of 1.5% p.a.	CMI 2020 model assuming an allowance for smoothing of recent mortality experience and a long term-rate of improvement of 1.5% p.a.

Commutation

An allowance is included for future retirements to elect to take 50% of the maximum additional tax-free cash up to HMRC limits for pre-April 2009 service and 75% of the maximum tax-free cash for post-April 2009 service.

Changes in Fair Value of Plan Assets Defined Obligation & Net Liability For The Year Ended 31 March 2022

Period ended 31 March 2022	Assets £000's	Obligations £000's	Net Liability/ Asset £000's
Fair Value of Plan Assets	12,386	-	12,386
Present Value of liabilities	-	15,292	(15,292)
Present value of unfunded liabilities	-	31	(31)
Opening Position at 31 March 2021	12,386	15,323	(2,937)
Service Cost	-	849	(849)
Net Interest			
Interest on income on plan assets	249	-	249
Interest cost on defined benefit obligation	-	314	(314)
Total Net interest	249	314	(65)
Total defined benefit cost recognised in P & L	249	1,163	(914)
Cashflows			
Plan Participants contributions	105	105	-
Employers contributions	287	-	287
Contributions in respect of unfunded benefits	1	-	1
Benefits paid	(207)	(207)	-
Unfunded benefits paid	(1)	(1)	-
Expected closing position	12,820	16,383	(3,563)
Remeasurements			
Changes in demographic assumptions	-	(78)	78
Changes in financial assumptions	-	(1,155)	1,155
Other experience	-	27	(27)
Return on assets excluding amounts in net interest	202	-	202
Total remeasurements recognised in Other Comprehensive Income (OCI)	202	(1,206)	1,408
Fair Value of plan assets	13,022	-	13,022
Present value of funded liabilities	-	15,147	(15,147)
Present value of unfunded liabilities	-	30	(30)
Closing position at 31 March 2022	13,022	15,177	(2,155)

NOTE 23 - PROPERTY STOCK

The number of units of accommodation owned by the Partnership was as follows:

Property Stock				
The number of units of accommodation owned by the Partnership was as follows:				
	Units in Management		Units under Development	
	2022	2021	2022	2021
Unimproved				
New Build	526	462	96	158
Improved	1,761	1,761	-	-
General Needs Housing	<u>2,287</u>	<u>2,223</u>	<u>96</u>	<u>158</u>
Shared Ownership Accommodation	3	3	-	-
Supported Housing Accommodation	20	20	-	-
Total Housing Stock	<u>2,310</u>	<u>2,246</u>	<u>96</u>	<u>158</u>
Other Property				
Garages	42	42	-	-
Commercial	6	6	-	-
Heritable-Partnership's offices	3	3	-	-
Total Other Property	<u>51</u>	<u>51</u>	<u>-</u>	<u>-</u>

NOTE 24 - REVENUE COMMITMENTS

Operating Leases		
	2022	2021
At 31 March 2022 the Partnership had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:	£	£
Within one year	2,426	4,851
In the second to fifth year inclusive	-	2,426
	<u>2,426</u>	<u>7,277</u>

NOTE 25 - RELATED PARTY TRANSACTIONS

Board Members

During the period the tenancies held by tenant Board Members were held on normal commercial terms and they are not able to use their position to their advantage.

The Partnership retains a register of Members' interests. There are no interests in related parties requiring to be declared.

Transactions entered into with members and rent arrear balances at 31 March 2022 are as follows:

Rent Charges	£4,228.12
Arrears	£61.07

Any transactions with the Comhairle are made an arm's length, on normal commercial terms and the Councillors cannot use their positions to their personal advantage.

HHP Community Housing Ltd

HHP Community Housing Ltd is a wholly owned subsidiary of Hebridean Housing Partnership, a company incorporated in Scotland. All of the directors are Board Members of HHP.

At the year-end HHP Community Housing Ltd owed Hebridean Housing Partnership £18,079 (2021: £17,812) which is included in other debtors Note 11.

NOTE 26 - LEGISLATIVE PROVISIONS

Hebridean Housing Partnership Limited ("HHP" or "The Partnership") is registered under the Co-operative and Community Benefit Societies Act 2014 (previously known as the Industrial and Provident Societies Act 1965) and is a Housing Association registered with Scottish Housing Regulator (previously Communities Scotland) under the Housing (Scotland) Act 2010. HHP has charitable status and is registered with OSCR.



HHP is a registered society under the Co-operative and Community Benefit Societies Act 2014, Registered Number: 2644R(S). Registered Office: Creed Court, Gleann Seileach Business Park, Willowglen Road, STORNOWAY, Isle of Lewis HS1 2QP. It is a charity registered in Scotland, Charity Number: SC035767, registered as Registered Social Landlord with the Scottish Housing Regulator, Registration Number: 359 and registered as a Property Factor, Registration Number PF000183

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