

CRAIGOWEN HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2023

	Note	2023	2022
		£	£
Turnover	20	1,002,730	973,850
Operating costs	20	<u>(1,073,188)</u>	<u>(1,012,249)</u>
Operating Deficit	20	(70,458)	(38,399)
Interest receivable and similar income	7	10,468	170
Profit or loss on disposal		<u>265</u>	<u>-</u>
Deficit on ordinary activities		(59,725)	(38,229)
Net transfer (to)/from designated reserves		<u>-</u>	<u>-</u>
Deficit for the year		<u>(59,725)</u>	<u>(38,229)</u>

All amounts above relate to continuing operations of the Association.


The notes on pages 16 to 25 form part of these financial statements.

CRAIGOWEN HOUSING ASSOCIATION LIMITED

BALANCE SHEET
As at 31 March 2023

	Note	£	2023 £	£	2022 £
FIXED ASSETS					
Housing, land and buildings	8		4,743,593		4,804,508
Other fixed assets	9		<u>2,636</u>		<u>1,603</u>
			4,746,229		4,806,111
CURRENT ASSETS					
Debtors	12	48,995		99,548	
Cash at bank			<u>1,461,656</u>	<u>1,524,603</u>	
			<u>1,510,651</u>	<u>1,624,151</u>	
CURRENT LIABILITIES					
Creditors: amounts falling due within one year	13		<u>(593,678)</u>	<u>(541,195)</u>	
NET CURRENT ASSETS					
			<u>916,973</u>		<u>1,082,956</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
			5,663,202		5,889,067
CREDITORS : AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR					
Housing Association Grant	10	(3,054,830)		(3,205,681)	
Deferred contribution	11		<u>(309,624)</u>	<u>(324,913)</u>	
			<u>(3,364,454)</u>	<u>(3,530,594)</u>	
NET ASSETS					
			<u>2,298,748</u>		<u>2,358,473</u>
CAPITAL AND RESERVES					
Share Capital	14		7		7
Capital Reserve	15		31		31
Designated Reserve	16		1,064,647		1,064,647
Revenue Reserve	15		<u>1,234,063</u>		<u>1,293,788</u>
			<u>2,298,748</u>		<u>2,358,473</u>

The financial statements were approved by the Board on 28/6/23 and signed on its behalf by:


A Hamilton
Chairman


R Buchanan
Board Member


W McCreight
Secretary

The notes on pages 16 to 25 form part of these financial statements.

CRAIGOWEN HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS
For the year ended 31 March 2023

	2023	2022
	£	£
Cash flows from operating activities		
Deficit for the year	(59,725)	(38,229)
Adjustments for:-		
Depreciation of tangible assets	238,706	228,303
Grant amortisation	(166,140)	(166,140)
Interest received	(10,468)	(170)
Decrease in debtors	50,553	11,517
Increase/(decrease) in creditors	<u>52,483</u>	<u>(108,146)</u>
Net cash generated from operating activities	<u>105,409</u>	<u>(72,865)</u>
Cash flows from investing activities		
Purchase of tangible fixed assets	(181,224)	(257,129)
Proceeds from disposal of tangible fixed assets	2,400	-
Interest received	<u>10,468</u>	<u>170</u>
Net cash from investing activities	<u>(168,356)</u>	<u>(256,959)</u>
Decrease in cash and cash equivalents	(62,947)	(329,824)
Cash and cash equivalents at beginning of year	<u>1,524,603</u>	<u>1,854,427</u>
Cash and cash equivalents at end of year	<u>1,461,656</u>	<u>1,524,603</u>
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	<u>1,461,656</u>	<u>1,524,603</u>
Analysis of changes in net debt		

	2022	Cash flows	Other Non-Cash changes	2023
	£	£	£	£
Cash and cash equivalents	<u>1,524,603</u>	<u>(62,947)</u>	-	<u>1,461,656</u>
Total net funds	<u>1,524,603</u>	<u>(62,947)</u>	-	<u>1,461,656</u>

CRAIGOWEN HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY

For the year ended 31 March 2023

	Share Capital £	Capital Reserve £	Revenue Reserve £	Designated Reserve £	TOTAL £
At 1 April 2022	7	31	1,293,788	1,064,647	2,358,473
Comprehensive income for the year					
Deficit for the year	-	-	(59,725)	-	(59,725)
At 31 March 2023	<u>7</u>	<u>31</u>	<u>1,234,063</u>	<u>1,064,647</u>	<u>2,298,748</u>

STATEMENT OF CHANGES IN EQUITY

For the year ended 31 March 2022

	Share Capital £	Capital Reserve £	Revenue Reserve £	Designated Reserve £	TOTAL £
At 1 April 2021	7	31	1,332,017	1,064,647	2,396,702
Comprehensive income for the year					
Deficit for the year	-	-	(38,229)	-	(38,229)
At 31 March 2022	<u>7</u>	<u>31</u>	<u>1,293,788</u>	<u>1,064,647</u>	<u>2,358,473</u>

The notes on pages 16 to 25 form part of these financial statements.

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2023

1. General Information

The principal activities of the Association are to provide special needs accommodation for adults who are mentally and/or physically handicapped, and to provide accommodation for staff, and their dependants. The Association is a registered society under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969. The Association's principal place of business is its registered office at 150 Holywood Road, Belfast, BT4 1NY.

Craigowen Housing Association Limited constitutes a public benefit entity as defined by FRS 102.

2. Accounting Policies

2.1 Basis of Preparation

The financial statements have been prepared in accordance with Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The financial statements comply with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993 and the Statement of Recommended Practice for Social Housing Providers 2018.

The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1.

The financial statements have been prepared on a going concern basis under the historical cost convention unless otherwise specified within these accounting policies.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the association's accounting policies.

The following principal accounting policies have been applied:

2.2 Going Concern

The Board continues to adopt the going concern basis of accounting in preparing the financial statements. During the year the Board has continued investigating the long-term strategic options for the future direction of the Association. After making enquiries, the Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

2.3 Turnover

Turnover represents income receivable from lettings, grants and other income. Rental income is recognised in the period to which it relates, and other income is recognised when the terms of revenue recognition have been met.

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2023

2. Accounting Policies (Cont'd)

2.4 Housing Association Grant (HAG)

HAG received as a contribution towards revenue expenditure is credited to revenue in the period in which the related expenditure occurs. HAG received as a contribution towards the capital costs of housing properties is recognised in income over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accruals model. Such grants, although treated as a grant for accounting purposes may be repayable under certain circumstances, primarily following the sale of housing property, but any amount repayable would be restricted to the net proceeds of the sale.

2.5 Contribution from Camphill Communities Trust (NI)

Contributions received from Camphill Communities Trust (NI) towards the capital costs of housing properties are reflected using grants received basis, in accordance with FRS 102 and recognised in income over the useful life of the housing properties.

2.6 Special Needs Management Allowance

Special Needs Management Allowance (SNMA) is credited to revenue in the period to which the relevant claim refers.

2.7 Tangible Fixed Assets

Housing, Land and Buildings

Social housing properties are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Major components of housing land and buildings are depreciated at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:-

Land	Not depreciated
Structure	50 years
Roofs	50 years
Lifts	30 years
Kitchens	20 years
Bathrooms	25 years
Doors	20 years
Windows	25 years
Electrics	25 years
Heating and plumbing	15 years
Fire alarm systems	15 years
Fire escapes	33 years
Fixtures, fittings and equipment of schemes	10 – 20 years

Housing properties under construction are not depreciated until they are in use and the useful economic lives of all tangible fixed assets are reviewed annually.

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2023

2. Accounting Policies (Cont'd)

2.7 Tangible Fixed Assets (Cont'd)

Other

Other tangible fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Office fixtures, fittings and equipment	25% straight line
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2.8 Impairment

Annually housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to its recoverable amount. Where the carrying amount of asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount. This is likely to be the fair value in use of the asset based on its service potential. The resulting impairment loss is recognised as expenditure in the Statement of Comprehensive Income. Where an asset is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

Other assets are reviewed for impairment if there is an indication that impairment may have occurred.

2.9 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.10 Financial Instruments

The Association only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2.11 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.

2.12 Pensions

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

2.13 Interest income

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

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE ACCOUNTS

For the year ended 31 March 2023

2. Accounting Policies (Cont'd)

2.14 Taxation

The Association is recognised as a charity by HMRC and is therefore entitled to the exemption from tax afforded by Section 505 (1) Income and Corporation Tax Act 1988. The Association is recognised as a charity by HMRC under reference number X01015.

2.15 Sinking Fund

This reserve is set aside from rental income and reflects the intention to replace the housing properties in the future.

2.16 Judgements in applying accounting policies and key sources of estimation uncertainty

No judgements have been made in the process of applying the above accounting policies (apart from those involving estimates). There were no key assumptions made concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

3. Operating Surplus/(Deficit)

	2023	2022
	£	£
Operating surplus is stated after charging:		
Depreciation of tangible assets	238,706	228,303
Auditors' remuneration - external	9,360	9,000
- internal	<u>6,156</u>	<u>2,970</u>

4. Donated Facilities

The Association holds 16 leasehold properties for an annual rent of £1, if demanded. The Association generated rental income of £88,151. (2022 - £89,570) in relation to these properties during the year.

5. Employee Information

	2023	2022
	Number	Number
Number of Employees		
The average monthly number of employees during the year was:		
Administration and maintenance staff	<u>4</u>	<u>4</u>
	2023	2022
	£	£
Staff costs		
Wages and salaries	148,127	127,770
Social security costs	16,957	13,659
Other pension costs	4,824	3,421
Temporary staff	<u>2,147</u>	<u>724</u>
	<u>172,055</u>	<u>145,574</u>

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE ACCOUNTS
For the year ended 31 March 2022

5. Employee Information (cont'd)

The number of employees whose annual remuneration was £60,000 or more were:

	2023 Number	2022 Number
In the band £60,001 - £70,000	<u>1</u>	<u>1</u>

6. Key Management Personnel

Remuneration payable to key management personnel during the year was:-

	2023 £	2022 £
Aggregate emoluments	63,869	61,444
Pension contributions	<u>2,555</u>	<u>2,458</u>
	<u>66,424</u>	<u>63,902</u>

The Board serve in a voluntary capacity and are unpaid. No board members were reimbursed expenses during the year (2022 - £nil).

7. Interest Receivable

	2023 £	2022 £
Bank interest receivable	<u>10,468</u>	<u>170</u>

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE ACCOUNTS

For the year ended 31 March 2023

8. Tangible Fixed Assets – Housing, Land and Buildings

Cost	Housing, Land & Buildings £	Total £
At 1 April 2022	9,880,887	9,880,887
Additions	178,830	178,830
Disposals	(2,665)	(2,665)
At 31 March 2023	<u>10,057,052</u>	<u>10,057,052</u>
Depreciation		
At 1 April 2022	5,076,379	5,076,379
Charge for year	237,345	237,345
Eliminated on disposals	(265)	(265)
At 31 March 2023	<u>5,313,459</u>	<u>5,313,459</u>
Net Book Value		
At 31 March 2023	<u>4,743,593</u>	<u>4,743,593</u>
At 31 March 2022	<u>4,804,508</u>	<u>4,804,508</u>

Housing includes a leasehold property at a cost of £694,102. It is the intention that freehold title of the land will be transferred to the Association in due course.

9. Tangible Fixed Assets – Other

Cost	Office fixtures, fittings and equipment £	Total £
At 1 April 2022	24,787	24,787
Additions	2,394	2,394
At 31 March 2023	<u>27,181</u>	<u>27,181</u>
Depreciation		
At 1 April 2022	23,184	23,184
Charge for year	1,361	1,361
At 31 March 2023	<u>24,545</u>	<u>24,545</u>
Net Book Value		
At 31 March 2023	<u>2,636</u>	<u>2,636</u>
At 31 March 2022	<u>1,603</u>	<u>1,603</u>

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE ACCOUNTS
For the year ended 31 March 2023

10. Housing Association Grant

	2023	2022
	£	£
Housing Association Grant		
At 1 April 2022 and 31 March 2023	<u>7,542,568</u>	<u>7,542,568</u>
Amortisation		
At 1 April 2022	4,186,036	4,035,185
Charge for the year	<u>150,851</u>	<u>150,851</u>
At 31 March 2023	<u>4,336,887</u>	<u>4,186,036</u>
Net Book Value		
At 31 March 2023	<u>3,205,681</u>	<u>3,356,532</u>
Released within one year	150,851	150,851
Released after more than one year	<u>3,054,830</u>	<u>3,205,681</u>
	<u>3,205,681</u>	<u>3,356,532</u>

11. Contribution from Camphill Communities Trust (NI)

	2023	2022
	£	£
Contribution		
At 1 April 2022 and 31 March 2023	<u>764,484</u>	<u>764,484</u>
Amortisation		
At 1 April 2022	424,281	408,992
Charge for the year	<u>15,289</u>	<u>15,289</u>
At 31 March 2023	<u>439,570</u>	<u>424,281</u>
Net Book Value		
At 31 March 2023	<u>324,914</u>	<u>340,203</u>
Released within one year	15,290	15,290
Released after more than one year	<u>309,624</u>	<u>324,913</u>
	<u>324,914</u>	<u>340,203</u>

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE ACCOUNTS
For the year ended 31 March 2023

12. Debtors

	2023	2022
	£	£
Other Debtors	4,904	62,507
Prepayments	10,557	10,455
Accrued Income	<u>33,534</u>	<u>26,586</u>
	<u>48,995</u>	<u>99,548</u>

13. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade Creditors	72,657	25,953
Accruals	302,842	292,017
Other Creditors	52,038	57,084
Housing Association Grant (Note 10)	150,851	150,851
Deferred Contribution (Note 11)	<u>15,290</u>	<u>15,290</u>
	<u>593,678</u>	<u>541,195</u>

14. Share Capital

	2023	2022
	£	£
Shares classified as equity		
Allotted, called up and fully paid		
7 Ordinary shares of £1 each	<u>7</u>	<u>7</u>

15. Reserves

	Capital Reserve	Revenue Reserve	Designated Reserves (Note 16)	Total
	£	£	£	£
At 1 April 2022	31	1,293,788	1,064,647	2,358,466
Deficit for the year	<u>-</u>	<u>(59,725)</u>	<u>-</u>	<u>(59,725)</u>
At 31 March 2023	<u>31</u>	<u>1,234,063</u>	<u>1,064,647</u>	<u>2,298,741</u>

The reserves of the association as set out above are in line with the associations reserve policy.

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE ACCOUNTS

For the year ended 31 March 2023

16. Designated Reserves

	Sinking Fund £	Total £
At 1 April 2022	1,064,647	1,064,647
Transfer from Income & Expenditure	<u>-</u>	<u>-</u>
At 31 March 2023	<u>1,064,647</u>	<u>1,064,647</u>

This reserve is set aside from rental income and reflects the intention to replace the housing properties in the future.

17. Pension commitments

The company operates a defined contribution pension scheme in respect of the staff. The scheme and its assets are held by independent managers. The pension cost charge represents contributions payable by the company to the fund and amounted to £4,824 (2022 - £3,421).

18. Contingent Liabilities

There exists a contingent liability on the Association of the possibility of having to repay Housing Association Grant received on properties if any properties are sold. This also includes any grant written off through the implementation of component accounting.

19. Related Party Transactions

No transactions with related parties, as defined under FRS 102, were undertaken in the current or prior year.

CRAIGOWEN HOUSING ASSOCIATION LIMITED

NOTES TO THE ACCOUNTS

For the year ended 31 March 2023

20. Turnover, Operating Costs and Operating Surplus from Social Housing Activities

	2023 Supported Housing £	2023 Total Social Housing £	2022 Total Social Housing £
Income from Social Housing Lettings			
Rent receivable net of service charges	756,977	756,977	736,303
Special Needs Management Allowance	94,283	94,283	94,283
Gross Income from rents and service charges	851,260	851,260	830,586
Less voids	(14,670)	(14,670)	(22,876)
Bad debts (rent and service charges)	<u>-</u>	<u>-</u>	<u>-</u>
Net Income from rents and service charges	836,590	836,590	807,710
Amortisation	<u>166,140</u>	<u>166,140</u>	<u>166,140</u>
Total Social Housing Income	<u>1,002,730</u>	<u>1,002,730</u>	<u>973,850</u>
Operating costs			
Management services	45,000	45,000	45,000
Special Needs Management Allowance	94,283	94,283	94,283
Planned and cyclical maintenance	268,115	268,115	283,826
Reactive maintenance	131,144	131,144	102,887
Management charges	295,940	295,940	257,950
Depreciation of Social Housing	<u>238,706</u>	<u>238,706</u>	<u>228,303</u>
Total operating costs	<u>1,073,188</u>	<u>1,073,188</u>	<u>1,012,249</u>
Operating Deficit	<u>(70,458)</u>	<u>(70,458)</u>	<u>(38,399)</u>

21. Housing Stock

	2023 £	2022 £
Number of units owned by the Association on 31 March 2023:-		
- Supported Housing	24	24
Number of units leased by the Association on 31 March 2023:-		
- Supported Housing	<u>16</u>	<u>16</u>
	<u>40</u>	<u>40</u>

Housing management services at all properties are carried out by the relevant Camphill Community who are the Managing Agent.