

31 August 2021

Dear Member

Notice is hereby given that there will be an Annual General Meeting of Wellhouse Housing Association Limited on Wednesday 22<sup>nd</sup> September 2021 at 6pm to consider the agenda set out below. A Proxy Form is enclosed should this be appropriate.

Members are advised that we will hold our AGM virtually, using Zoom Webinar. Whilst the whole of Scotland moved 'Beyond Level 0' in relation to the COVID-19 Local Protection Levels, in the face of the continuing outbreaks of Covid-19; guidance from the health & safety executive and the practicalities of ensuring the safety and wellbeing of our membership and those most vulnerable within our community, the committee considered that the safest option would be to convene a virtual AGM again this year.

To attend you will have to be able to access Zoom from a tablet, phone or laptop. You will, therefore, have to let us know in advance if you intend to join the meeting. There is a form included within this pack for this purpose or you can email us with your full name and email address at [AGM@wellhouseha.org.uk](mailto:AGM@wellhouseha.org.uk), stating your intention to attend, or alternatively drop the form into the drop box on the front gate of the Hub in the envelope provided, no later than 12 noon, on **Tuesday 14<sup>th</sup> September 2021**.

Whilst you will be able to virtually attend and watch the proceedings, if you have any questions that you want to put to us in relation to the business of the AGM, you will be able to send them in advance and we will ensure that you receive a reply, whether you attend the meeting or not. Whilst all microphones will be muted, the raise hand facility will be available for business in relation to the AGM.

Yours sincerely,



Martin Wilkie-McFarlane  
SECRETARY

- Enclosures for approval and return in the envelope provided or via email at [AGM@wellhouseha.org.uk](mailto:AGM@wellhouseha.org.uk)
  1. Confirmation of attendance at AGM, to include your email address and contact details
  2. Approval form for minutes of AGM & SGM of 23 September 2020 and the re-convened SGM of 9<sup>th</sup> December 2020.

**WELLHOUSE HOUSING ASSOCIATION  
ANNUAL GENERAL MEETING  
22 SEPTEMBER 2020, AT 6PM  
VIA ZOOM WEBINAR**

**Agenda**

1. Apologies
2. Chairperson's Welcome
3. Committee Report 2020/21 (*Incorporated at agenda item 5 – Review of Business 20/21*)
  - Progress to date & news
  - Chair's report
  - Director's report
4. Draft Minutes 23 September 2020 AGM, for approval (*Approval form attached*)
- 4.1 Draft Minutes 23 September 2020 SGM, for approval (*Approval form attached*)
- 4.2 Draft Minutes 9 December 2020, SGM, for approval (*Approval form attached*)
5. Annual Accounts and Auditor's Report (*Summary of accounts attached*)
6. Re-appointment of Auditors
7. Election of Management Committee

**WELLHOUSE HOUSING ASSOCIATION****DRAFT MINUTES OF THE ANNUAL GENERAL MEETING HELD ON WEDNESDAY 23 SEPTEMBER 2020 VIA ZOOM WEBINAR at 6pm.**

**Sederunt:** George Hagan, Roberta Hagan; Lesley Copeland, Helen Buchanan, Janet Crawford, Tracey Murray, Maureen Morris, Jane Heppenstall, Darron Brown (Chair), Kathleen Boyce, William Mulligan; Carol Torrie, Clare Monteith, Michelle Harrow, Sarah Morris, Stewart McIntosh, Taylor McCallum.

**In attendance:** Martin Wilkie-McFarlane (Director), James McBride (Scott Moncrieff, Auditors), Linda Logan (Minute secretary)

**1. Apologies for absence.**

**Kathleen Gould, Deborah McKenna, James Gould, Edward Andrews, Grace Andrews.**

**2. Welcome.**

The Chair welcomed members to the Associations first virtual AGM, asking members to note that all microphones would remain muted at all times, other than for those speaking. He stated that this year's AGM would focus only on strict business and governance matters. He noted apologies as recorded above.

He highlighted the purpose of the AGM was to report to the membership on what the committee has done on members behalf during the year, to report on what work the Association has done, the annual accounts and elections to committee for the year ahead.

The Chair introduced the panellists' who would take part in reporting to members along with himself, these being, the Director, Martin Wilkie-McFarlane and our External Auditor, James McBride from Azets (formerly known as Scott Moncrieff)

**3. Report on activities.**

The Chair recapped information included within members pack where members were invited to send in questions they may have. He reiterated that if questions had been submitted that members would be answered with 10 working days of the AGM and the Q & A would be put on the website and included within the newsletter. He discussed the core achievements from the last year as included within the report; which focused on our main performance outturns and our financial performance; which all in all highlighted another strong year for us.

The Chair added that 2020; had been an unprecedented year for us all, as a result of the Covid 19 global pandemic and the associated lockdown. He discussed our main challenges in relation to setting up remote office working, as we did not have the facility to do that. He stated that as members would be aware, the office was closed to the public in late March and our staff began working from home from 23 March – this whilst we had had a few teething problems, all went well and very positive feedback was received from residents about our service delivery and keeping people updated throughout this unprecedented time. He highlighted that we are seeing the re-establishment of services and will be setting up our delivery of planned works during this time. All emergency repair work has continued to be delivered and the estates team worked tirelessly during the

entire lockdown period, sometimes against huge challenges whilst council services were suspended. Our staff phoned all of our residents over the age of 70 (where we had the number) for welfare checks and worked closely with other organisations to ensure support was in place.

The Chair highlighted that in addition to this, we also:

Granted 2 x £500 – (£1,000) to CCT as part of the greater Easterhouse Covid response team to deal with social isolation and deliver food parcels;

Granted £2,000 to CCT as match funding to deliver a summer programme for Wellhouse's Young People;

Secured £2,000 from STV which we grant aided to support fuel bills and food deliveries locally;

Secured £9,750 from the Government to deal with those digitally excluded.

#### **4. Draft Minutes of 25<sup>th</sup> September 2019 AGM.**

The Chair confirmed that the Draft Minutes of the 25<sup>th</sup> September 2019 AGM had been included within members' pack. He verified that 11 forms were returned from the membership agreeing that the minutes as a true and accurate reflection of the proceedings. He ratified that the minutes of 25<sup>th</sup> September 2019 were approved.

There were no matters arising from the minutes.

#### **5. Annual Accounts and Auditors Report.**

James McBride, External Auditor, explained the purpose of the auditor's report was to determine that the financial statements of Wellhouse Housing Association show a true and fair view, which reflect the Association's performance during the year in terms of its assets and liabilities at the year ended 31 March 2020.

He highlighted that during their audit work they found; no actual or alleged fraud, no irregularities, no issues with regards the legality of transactions undertaken and no material weaknesses in internal controls.

The financial statements had been prepared in accordance with FRS 102 and the RSL SORP and all applicable legislation. He discussed the summary report which included the Statement of Comprehensive Income and Statement of Financial Position and the main variances between 2019 and 2020 results were as follows:

Turnover increased by £33,000 to 3.86M. The increase in turnover was in the main due to rental income increase of 3.4% which resulted in £108,000 of additional income. This was offset by a reduction of £35,000 in revenue grant income received from the Scottish Government. Operating expenditure remained stable during the year at £2.8M. He noted that part of the operating expenditure that the Association spent £571,000 on maintenance compared with £709,000 in the prior year. Interest charges and finance charges were £257,000 of which £249,00 was actual interest paid to the Association's lenders and £8,000 was a pension non finance cost.

The Association generated a healthy surplus for the year of £846K, which was £12,000 lower than the prior year. Within other comprehensive income there is a credit of £310,000 compared with a one of charge of £189,000 in the previous year in respect of the SHAPS pension liability, which was a non-cash accounting entry. The scheme is closed to future accrual.

James took members through the Statement of Financial position. During the year the Association invested £444,000 in improving housing stock, £235,000 of bank loans were repaid during the year and £57,000 was paid the SHAPS deficit scheme. The Statement of Financial position shows a healthy bank balance of £2.0M and net assets of £6.6M and shows that the Association remains in a strong financial position.

He highlighted the importance of the Association ensuring that it continues to generate account and cash surpluses in order to continue the investment in the Associations properties, meet the day to day expenditure, to repay its existing borrowing and its pensions deficits

The Chair thanked James McBride for his presentation. James left the meeting at this time.

#### **6. Re-appointment of Auditors**

The Chair proposed that Azets be re-appointed as external Auditors to Wellhouse Housing Association. He highlighted that we do not need to tender for our external audit services until 2021.

The Chair stated that in accordance with the Rules, at each AGM, the auditors must be re-appointed by the membership. The Committee confirms the re-appointment of Wylie & Bisset as our internal auditors. It was confirmed that 11 approvals had been received. re-appointed Wylie & Bisset.

#### **7. Election to the Management Committee.**

The Chair informed members a new committee has been elected in accordance with the Rules. Because there are fewer nominations than places on the Committee, all those seeking election have been properly elected.

He advised under Rule 38.1 of the Association's Rules, at least one third of the Committee and who have served the longest on the Committee since the date of their last election, must retire and the following members have stood down and are seeking re-election, they do not require nomination;

**Darron Brown and Michelle Harrow.**

Under Rule 41.1 members were appointed as co-optee's in the course of the preceding year and as such are required to seek election at this AGM, these being;

**Shona McKenna, Carol Torrie and Stewart McIntosh.**

They do not require nomination.

Under Rule 38.4, if a member retires from the Committee in the terms of Rule 38 before or on the date of the next annual general meeting, that Committee Member can stand for re-election without being nominated.

There are up to 12 places on the Management Committee. No new Nominations for Election to the Committee had been received. We have 3 vacancies.

The Chair confirmed that the elected Committee, from tonight, had 9 members. These were:

- **Clare Monteith**
- **Maureen Morris**
- **Jane Heppenstall**
- **Michelle Harrow**
- **Darron Brown**
- **Sarah Morris**
- **Shona McKenna**
- **Stewart McIntosh**
- **Carol Torrie**

The Chair stated that we were looking to 3 people to co-opt to the committee and if members were interested in serving on the committee to please email [agm@wellhouseha.org.uk](mailto:agm@wellhouseha.org.uk) or to contact the Corporate & Governance Officer for further information.

The Chair concluded by advising that the business of the AGM had now concluded

I certify that the above minute has been approved as a true and accurate reflection of the proceedings:

Signed (Chair) .....

Date:.....



**WELLHOUSE HOUSING ASSOCIATION****DRAFT MINUTES OF THE SPECIAL GENERAL MEETING HELD ON WEDNESDAY 23 SEPTEMBER 2020 VIA ZOOM WEBINAR at 6pm.**

**Sederunt:** George Hagan, Roberta Hagan; Lesley Copeland, Helen Buchanan, Janet Crawford, Tracey Murray, Maureen Morris, Jane Heppenstall, Darron Brown (Chair), Kathleen Boyce, William Mulligan; Carol Torrie, Clare Monteith, Michelle Harrow, Sarah Morris, Stewart McIntosh, Taylor McCallum.

**In attendance:** Martin Wilkie-McFarlane (Director), James McBride (Scott Moncrieff, Auditors), Linda Logan (Minute secretary)

**1. Apologies for absence.**

**Kathleen Gould, Deborah McKenna, James Gould, Edward Andrews, Grace Andrews.**

**2. Welcome.**

The Chair, Darron Brown, introduced himself and welcomed members to the Special General Meeting. He noted that this was the Association's first "virtual" SGM and AGM, which at present was a requirement by law as we are not permitted to advertise and hold face to face public meetings due to the unprecedented situation arising from the 2020 Covid 19 pandemic. He reminded members that all microphones would remain muted, other than for those speaking.

He recorded apologies as noted above.

He noted the purpose of the SGM was to seek adoption of the New Model Rules, stating that the Scottish Federation of Housing Association's (SFHA) Charitable Model Rules 2020 were a revision of the 2015 version, which Wellhouse adopted at its SGM in 2016 and have been produced in conjunction with the SFHA membership, Scottish Charity Regulator and the Financial Conduct Authority. He highlighted that the update reflects the Regulatory Standards of Governance and Financial management and the Constitutional Requirements for Registered Social Landlords set out by the Scottish Housing Regulator in its Regulatory Framework (2019), as well as legislative changes such as the Housing (Amendment) (Scotland) Act 2018.

The Chair emphasised that a copy of the new rules and an explanatory table was sent to all members for consideration. He highlighted that the Management Committee had read, understood, taken independent advice on and had approved the Rules. They were recommending that the Association adopt the Rules in the form which had been sent to all shareholding members in substitution for the existing Rules of the Association subject to any non-material amendments that may be required by the Scottish Housing Regulator or the Financial Conduct Authority. He reiterated that a voting form had been sent to the membership on 8<sup>th</sup> September which members were asked to cast a yes or no vote.

The votes had all been received and the results had not achieved the required 75% of the votes required by the membership who voted. Only 20 votes were received from our membership. Votes were –

Against - 8  
For – 12

The Chair highlighted that the votes constitute a 17% return overall rate, which is disappointing and, whilst there was a 60% majority of the votes cast in favour of new Rules, the bar is, quite correctly, set higher than a simple majority when it relates to Rule changes. He considered that ultimately, this may have been a result of a requirement for a postal vote due to the SGM being held remotely in keeping with Covid 19 guidelines. He stated that we will consult members accordingly after this evening's meeting.

Therefore, the motion to adopt the new rules was not accepted and will be carried forward to the next SGM. The Scottish Housing Regulator had been informed and was content with our way ahead.

The Chair noted that we had received two comments on the proposed new rules from members and these that these comments will be responded to within 10 days of the SGM in writing.

He thanked members for attending the SGM.

Meeting Closed.

I certify that the above minute has been approved as a true and accurate reflection of the proceedings:

Signed (Chair) .....

Date:.....



**WELLHOUSE HOUSING ASSOCIATION****DRAFT MINUTES OF THE SPECIAL GENERAL MEETING HELD ON WEDNESDAY 9<sup>th</sup> DECEMBER 2020 VIA ZOOM WEBINAR at 6pm.**

**Sederunt:** George Hagan, Roberta Hagan; Lesley Copeland, Maureen Morris, Jane Heppenstall, Darron Brown (Chair), Kathleen Boyce, William Mulligan; Declan Brown, Michelle Harrow, Margaret Brown, Sarah Morris, Stewart McIntosh, Shona McKenna, Ciara Brown, Leeann Brown.

**In attendance:** Martin Wilkie-McFarlane (Director & Secretary), Linda Logan (Minute Secretary)

The minute secretary confirmed quorum to the Chair.

**1. Apologies for absence.**

Clare Monteith, Janet Crawford, Helen Buchanan.

**2. Welcome.**

The Chair, Darron Brown, introduced himself and welcomed members to the second Special General Meeting of 2020. He noted that a virtual SGM was a requirement by law as we are not permitted to advertise and hold face to face public meetings due to the unprecedented situation arising from the Covid 19 pandemic. He reminded members that all microphones would remain muted, other than for those speaking.

He recorded apologies as noted above.

He noted the purpose of the SGM was to seek adoption of the New Model Rules, stating that the Scottish Federation of Housing Association's (SFHA) Charitable Model Rules 2020 were a revision of the 2015 version, which Wellhouse adopted at its SGM in 2016 and have been produced in conjunction with the SFHA membership, Scottish Charity Regulator and the Financial Conduct Authority. He highlighted that the update reflects the Regulatory Standards of Governance and Financial Management and the Constitutional Requirements for Registered Social Landlords set out by the Scottish Housing Regulator in its Regulatory Framework (2019), as well as legislative changes such as the Housing (Amendment) (Scotland) Act 2018.

The Chair emphasised that a copy of the new rules and an explanatory table had been sent to all members for consideration in September and that all of the information was on the Association's website. He highlighted that the Management Committee had read, understood, taken independent advice on and had approved the Rules. They were recommending that the Association adopt the Rules in the form which had been sent to all shareholding members subject to any non-material amendments that may be required by the Scottish Housing Regulator or the Financial Conduct Authority. He reiterated that a voting form had been sent to the membership on 17<sup>th</sup> November 2020 where members simply needed to cast a yes or no vote.

The Chair noted that 37 votes were cast; an increase of 17 from the previous SGM held in September. He thanked members for their vote.

The votes received were as follows:

Against – 8 – which equated to 22% of the votes cast.

For – 29- which equated to 78% of the votes cast.

The Chair highlighted that when a vote relates to Rule changes, the bar is, quite correctly, set higher than a simple majority. He confirmed that the required percentage of votes to make changes to the Rules was 75%, which had been achieved. The yes votes received constituted a 78% majority of the votes cast in favour of the new Rules. Therefore, the motion to adopt the new Rules was accepted by the shareholding members. He asked members to note that the Scottish Housing Regulator and the Financial Conduct Authority will be informed as soon as practical.

He thanked members for attending the SGM. He wished members all the very best for the festive season and hoped that we would see the membership at a face-to-face meeting as soon as permissible.

Meeting Closed.

I certify that the above minute has been approved as a true and accurate reflection of the proceedings:

Signed (Chair) ..... Date:.....

**WELLHOUSE HOUSING ASSOCIATION LIMITED**  
**ABRIDGED REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

## **WELLHOUSE HOUSING ASSOCIATION LIMITED**

### **MANAGEMENT COMMITTEE, EXECUTIVE OFFICERS AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2021**

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#### **MANAGEMENT COMMITTEE**

Darron Brown	Chair
Maureen Morris	Vice Chair
Clare Monteith	Committee Member
Michelle Harrow	Committee Member
Jane Heppenstall	Committee Member
Sarah Morris	Committee Member
Shona McKenna	Committee Member
Carol Torrie	Committee Member
Stewart McIntosh	Committee Member (appointed 27 August 2020, resigned 25 February 2021)

#### **EXECUTIVE OFFICERS**

Martin Wilkie-McFarlane	Director & Secretary
Carol Hamilton	Housing & Customer Services Manager
Gordon Kerr	Finance & Corporate Services Manager (resigned 31 December 2020)
Robert Murray	Finance & Corporate Services Manager (appointed 12 April 2021)
William Black	Assets & Maintenance Manager

#### **REGISTERED OFFICE**

The Hub  
49 Wellhouse Crescent  
Glasgow  
G33 4LA

#### **EXTERNAL AUDITOR**

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

#### **INTERNAL AUDITOR**

Wylie & Bisset  
168 Bath Street  
Glasgow  
G2 4TP

#### **BANKERS**

Clydesdale Bank plc  
49 Main Street, Baillieston,  
Glasgow  
G69 6SQ

#### **SOLICITORS**

TC Young  
7 West George Street  
Glasgow  
G2 1BA

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The notes to the accounts have not been included within this abridged version

**Registration information**

Financial Conduct Authority	Registered number 2469R(S)
Registered Housing Association No:	HAC281
Scottish Charity Number	SC036552

## WELLHOUSE HOUSING ASSOCIATION LIMITED

### REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2021

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The Management Committee presents its report (incorporating the Strategic Report) and the audited financial statements for the year ended 31 March 2021.

#### Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No 2469R(S). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SC036552. The Association was incorporated in Scotland.

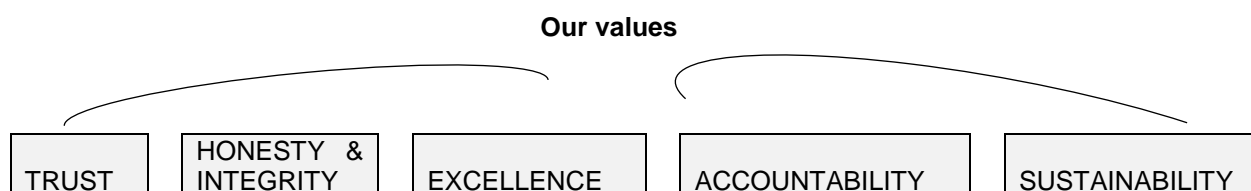
#### Strategic Report

##### Principal Activities

The principal activity of the Association is the provision and management of affordable rented accommodation.

##### Our Values

As a charity and a community-controlled housing association working to deliver social benefits, our values are very important to us. They underpin our services and drive our behaviours. They are:-



##### Our Vision: Wellhouse – the Place to Be

Encapsulated in this simple statement is our vision of Wellhouse as an attractive place where people feel happy and safe, benefit from having a good home and an attractive environment and feel proud to be part of a vibrant community.

##### Our Strategic Objectives

To ensure we stay focused on transforming our business and making the social impact we seek, we have developed a set of six strategic objectives for the period of the new Business Plan 2019/20 to 2021/22. From these objectives, all our activities will flow. We will also measure our success by setting targets against these objectives, ensuring that we deliver them effectively and efficiently. The six objectives are to:

**Our Strategic Objectives (cont'd)**



**Review of Business 2020/21**

**2020/21 Covid 19 Global Pandemic**

As with all organisations, the coronavirus pandemic had a significant impact on our business. The office was closed to the public in late March and our staff began working from home from 23 March 2020. This situation remained in place for the entire financial year 2020/21. Whilst we had a few teething problems, the switch to hybrid remote/ on-site working went well and we received very positive feedback from residents about our service delivery and keeping people updated throughout this unprecedented time. Our regular residents survey reported to us quarterly and satisfaction rates ran very high, which we are delighted to report, especially with our estates team.

We are seeing the re-establishment of services at the time of writing this report - currently we are working on a September 2021 for non-essential office work to return and the start of a window & door replacement programme. Responsive repair work continued to be delivered by our maintenance team and the estates team worked tirelessly during the entire lockdown period, sometimes against huge challenges whilst council services were suspended. Our staff phoned all of our residents over the age of 70 (where we had the number) for welfare checks and worked closely with other organisations to ensure support was in place. The Management Committee continued to meet via Zoom and carry on business as usual. We also:

- Granted £1,000 to CCT as part of the greater Easterhouse Covid response team to deal with social isolation and deliver food parcels;
- Granted £2,000 to CCT as match funding to deliver a summer programme for Wellhouse's Young People;
- Secured £2,000 from STV which we grant aided to support fuel bills and food deliveries locally (we managed this ourselves);
- Secured £9,750 from Government to deal with those digitally excluded, which we are managing directly too.



**Review of Business 2020/21 (cont'd)**

**1. Regulatory Engagement**

- We continue to work with the Scottish Housing Regulator (SHR) in a positive and constructive manner. We submitted an assurance statement in October 2020 and all other regulatory returns, including a new covid report timeously;
- There has been zero expenditure on regulatory engagement or directly related costs since last year's AGM; and
- Wellhouse was found to be compliant with regulatory requirements, including the standards for governance and financial management in 31 March 2021.

**2. Governance**

The Management Committee:

- Held 11 committee meetings in the year and our AGM - all of which were held remotely;
- Held a Special General Meeting in late 2020 and adopted the New Model Rules, which have been lodged with all regulators;
- Scheduled 15 days of internal audit days in 2020/21 conducted by Wylie Bisset, reviewing the following subjects – Fixed assets, Developments, Factoring and Business Planning;
- Scheduled a business planning session to review our 3-year plan and asset management strategy – COVID-19 lockdown, in effect, led to a suspension of all work for 18 months, so the plan we are delivering will be reworked and placed onto the website by the end of 2021/22;
- Conducted a sixth consecutive year of committee appraisals and are acting upon continuous improvement and our approved succession planning policy;
- Reaffirmed our approach to equalities & diversity, extending it to embrace human rights and promoted this to tenants, applicants, staff and stakeholders. We are working with the regulator and membership bodies to ensure we get this right;
- Submitted our returns timeously and accurately to the SHR, OSCR and the FCA;
- Continued networking with our colleagues in EHRA which included campaigning and lobbying, service improvement and benchmarking performance, social welfare projects and initiatives, employment and training for local people and training for EHRA staff and committee and worked with EHRA to produce a covid response report, which will be published in due course;
- Commissioned a joint project with peers across Glasgow to review governance and supporting documents;
- Worked with the city council and Scottish Water to explore future development options; and
- Worked with elected members to aim to resolve issues around refuse, bulk and recycling.

**3. Strategic Update**

**3.1 Wellhouse Housing Association Executive Management:-**

- Switched the service to a hybrid service delivery model, with estates and maintenance staff being predominately on-site and other staff mainly off-site;
- Focused on Value for Money – we have for the third consecutive year cut the costs in a number of areas of the business and continue to keep this as a focus;
- Retained a number of charter marks from the Chartered Institute of Housing and other bodies;
- Make significant progress, in partnership with Glasgow City Council and Scottish Water, with our plans in relation to flood mitigation and environmental work in order to prepare for development work;
- Focused on operations and core business;
- Completed a further programme of policy reviews;
- Published all committee minutes and reports;

**REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Review of Business 2020/21 (cont'd)**

- Reported on our performance to tenants;
- Produced a plan for common areas, bin shelters and back courts which can be launched post-lockdown;
- Supported community activities over the lockdown period and negotiated new service providers for the Hub café and community activities;
- Renovated and marketed the vacant shop unit at Newhills Rd; and
- Worked with Glasgow City Council on matters such as refuse collection; fly tipping; litter and dog fouling.

**3.2 In 2021/22, our plans focus on re-launching the plans suspended by Covid, including -**

- The re-invigoration of our community activities with a new provider (Easthall Residents Association having already completed all due diligence);
- Attaining a valuation and Site Investigations for the St John Ogilvie Site and open negotiations accordingly;
- Updating Valuations for the Balado Rd Primary School Site and opened negotiations accordingly;
- Providing significant investment in back court and bin area upgrades – to be fully delivered post lockdown;
- Consult widely with tenants;
- Carry out a rent affordability exercise;
- Explore options around estate management and bulk refuse;
- Commission a development agent, insurer and both internal & external auditors;
- Reinvest in our staff; and
- Invest in the Hub in relation to maintenance work required.

At the time of writing, due to the unforeseen impact of the Covid-19 Pandemic, the delivery dates on these will be subject to change.

**4 Housing & Customer Service**

**4.1 Void/Allocation Performance 2020/21**

- The Common Housing Register consisted of 8 defined Housing Needs Groups and we allocated a percentage of properties to each group;
- There were 482 applicants on the Common Housing Register who had expressed an interest in being rehoused in Wellhouse HA;
- We let 24 properties;
- We leased 3 additional properties for Homeless temporary Furnished Flats;
- We took 30.57 days on average to let properties in 2020/21;
- Our void rent loss to the end of 2020/21 was 0.67%; and
- 91.43% of new tenants sustained their tenancy for more than one year.

**4.2 Customer Satisfaction**

- Overall satisfaction indicators showed increasing customer satisfaction rates across the range of indicators;
- All satisfaction indicators were within target; and
- The two satisfaction areas below target last year were:
  - percentage of tenants who feel their landlord is good at keeping them informed about their services. This improved from 88% to 95.1%.
  - percentage of tenants satisfied with the landlord's contribution to the management of the neighborhood they live in. This improved from 79.5% to 92.4%.

**Review of Business 2020/21 (cont'd)**

**4.3 Rental Income Performance**

- Rent collected for 2020/21 was 97.21% of monies due;
- The gross rent arrears, (adjusted for technical and w/offs as per ARC Report) had increased to £358,640 (10.86% of rental income) at the end of 2020/21;
- At the end of 2020/21, 108 tenants owed more than £1000. The total debt of these cases was £234,728, which accounts for 69.72% of the current arrears.
- Rental income continued to be affected by Welfare Benefit Reform and Universal Credit throughout 2020/21;
- Income Advice Officer continues to provide an excellent service and to date she has accessed in excess of £3.3m in financial gains for tenants and the Association and the Drop- in service proved to be a great success; and
- The Income Advice Officer provided excellent assistance to 177 service users in 2020/21.

**4.4 Housing & Customer Service: in 2021/22: -**

**4.4.1** We will continue to work with a variety of support providers to assist those affected by: -

- Domestic Violence;
- Numeracy and literacy issues;
- Mental health;
- Multiple debts including debts accrued or increased as a result of Covid-19;
- Alcohol and drugs misuse;
- Victim Support;
- People with Physical and Learning Difficulties; and
- Support services for very young tenants.

**4.4.2 Voids/allocations:**

- We continued as members of the Common Housing Register (CHR) with four of our neighboring Housing Associations and worked on a review of the Common Housing Register outcomes to ensure it was meeting the policy outcomes we wish to deliver and meeting the needs of our applicants. Please note that we left the CHR at the end of April 2021;
- The targets we have set for 2021/22 are focused on increasing lets to homeless applicants, whilst continuing to rehouse other priority groups. We have set an ambitious target of 40% for homeless households, up 15% from 2019/20; and
- The planned review of Homeless Temporary Furnished Flat provision within our stock with Glasgow City Council (GCC) was impacted by Covid -19. However, existing occupiers who wished to remain in accommodation were offered the permanent tenancy and three additional properties were leased to assist to GCC to help them respond to the challenges posed by the pandemic in 2020/21.

**4.4.3 Customer Satisfaction**

- Due to Covid -19 the Scottish Government suspended the Next Steps Programme. Our intention is to resurrect this work with TPAS, staff, committee and our tenants to deliver against our previously agreed action plan; and
- We will continue to review out opportunities for consultation with our tenants and service users to ensure we consult widely.

**Review of Business 2020/21 (cont'd)**

**4.4.4 Rental Income**

- We will carry out a rent affordability exercise;
- We aim to reduce the numbers of tenants owing rent and we will focus our support to those individuals and families as well as those who have accrued debt over many years and the policy will be updated accordingly;
- To date we have 197 tenants who are in receipt of UC and collectively they owe around £166,171. The Income Advice Officer and Housing Officers will continue to support these tenants as well as those who have accrued rent arrears directly as a result of Covid-19; and
- We aim to increase our rental income and to reduce our current arrears to the set target of 8.00%.

**5 Maintenance**

**5.1 2020/21 Maintenance Plans included:**

- Deliver £1.1m of planned maintenance investment;
- Continue to work with Scottish Water in a positive manner on the drainage impact assessment for the area;
- Procure several contracts delivering community benefits and value for money including;
- Repairs and Voids;
- Cyclical Painting, Electrical testing; and
- Gutter Cleaning, roof anchor testing/installation.

With the ongoing Pandemic and restrictions on working practices, as highlighted last year, we found that what we budgeted was by and large not deliverable, mainly due lockdown impact, Social Distancing and changed methods of delivery. We are starting a window and door replacement contract in September 2021 to the value of £300,000 and we delivered response 1431 repairs to the value of £56,000 together with cyclical repairs of £268,000 in 2020/21. We also made significant progress with our flood mitigation plans and fully renovated the community space in the Hub and the vacant shop unit at Newhills Road.

**6 Finance & Corporate Services Summary**

**6.1 Highlights from 2020/21 Accounts**

- Turnover - £4 million
- Operating Costs - £2.9 million
- Surplus for Year - £1.1 million
- Housing Properties - £27.5 million
- Cash - £2.9 million
- Housing Loans - £7.9 million
- Revenue Reserves - £7.2 million
- Loan Financial Covenants Compliance

**6.2 Value for Money (VFM)**

- New Value for Money policy approved by Committee and now appearing on website;
- Continuing commitment to saving money through lower costs and efficiency savings; and
- Procurement policy requires competitive tendering for new contracts.

**Review of Business 2020/21 (cont'd)****6.3 Freedom of Information (FOI)**

- Wellhouse Housing Associations is now covered by Freedom of Information legislation as of 11 November 2019;
- A Model Publication Scheme has been adopted and Scottish Information Commissioners guidance is being followed;
- Wellhouse website has been updated to reflect the updated guidance on Open All Hours Framework; and
- Quarterly statistical reporting to Scottish Information Commissioner.

**6.4 2021/22: the year ahead**

- Consolidate the Value for Money function and ensure it is reviewed regularly and remains fit for purpose;
- Consolidate the Freedom of Information function and continue to look for improvements in the way this function is carried out; and
- Carry out a full review of the IT function and introduce new software/hardware where appropriate.

**7 Key performance indicators as reported in 2020/21 Annual Return on the Charter**

<b>KPI Brief Description</b>	<b>KPI Target</b>	<b>2020/21 Actual (ARC)</b>
Rent Collected as % of total rent due for year	<b>100%</b>	<b>97.21%</b>
Gross Rent Arrears as % of rent due for year (Current & Former Tenants)	<b>8.0%</b>	<b>11.85%</b>
% of Void Rent Loss	<b>0.60%</b>	<b>0.67%</b>
Average time to complete EME repairs	<b>4 hours</b>	<b>2.18 hours</b>
Average time to complete NON-EME repairs	<b>6 days</b>	<b>3.48 days</b>
Reactive repairs carried out completed right first time	<b>100%</b>	<b>99.21%</b>

### **Management Committee and Executive Officers**

The members of the Management Committee and the Executive Officers are listed on Page 1. Each member of the Management Committee holds one fully paid share of £1 in the Association with the exception of Co-optees to the Management Committee.

The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of Directors, they act as Executives within the authority delegated by the members of the Management Committee and are also Trustees of the Charity. Members of the Management Committee are appointed by the members at the Association's Annual General Meeting.

### **Statement of the Management Committee's Responsibilities**

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association. The Management Committee must ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010, the Statement of Recommended Practice for Social Housing Providers issued in 2018 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator. The Committee is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Management Committee must in determining how amounts are presented within items in the Statement of Comprehensive Income and Statement of Financial Position have regard to the substance of the reported transaction or arrangement, in accordance with Generally Accepted Accounting Practices.

**Statement on Internal Financial Control**

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

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

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

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Wellhouse HA'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 Management Committee to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- Quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies.
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee receives reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- the Management Committee completes an annual Assurance process and submits an Assurance Statement to the Scottish Housing Regulator and was satisfied as to the financial and governance standards of the Association; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2021 and until the date these financial statements have been signed. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.



## **WELLHOUSE HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2021**

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#### **Donations**

During the year the Association made charitable donations of £5,000 (2020: £2,100).

#### **Auditor**

On 7 September 2020 Group Audit Service Limited trading as Scott Moncrieff Audit Services changed its name to Azets Audit Services Limited. The name they practice under is Azets Audit Services and accordingly they have signed their report in their new name.

The auditor, Azets Audit Services, have expressed their willingness to continue in office as auditor and will be proposed for reappointment at the Annual General Meeting.

#### **Disclosure of information to the auditor**

To the knowledge and belief of each of the persons who are members of the Management Committee at the time the report is approved:

- So far as the Committee members are aware, there is no relevant information of which the Association's auditor is unaware; and
- He/she has taken all the steps that he/she ought to have taken as a Committee member in order to make himself/herself aware of any relevant audit information, and to establish that the Association's auditor is aware of the information.

The Report of the Management Committee (incorporating the Strategic Report) has been approved by the Management Committee.

By order of the Management Committee

**Martin Wilkie-McFarlane**

#### **Secretary**

Dated: 26 August 2021

## **WELLHOUSE HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE AUDITOR TO THE MANAGEMENT COMMITTEE OF WELLHOUSE HOUSING ASSOCIATION LIMITED ON INTERNAL FINANCIAL CONTROL FOR THE YEAR ENDED 31 MARCH 2021**

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In addition to our audit of the Financial Statements, we have reviewed your statement on page 9 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

#### **Basis of Opinion**

We carried out our review having regard to the requirements on corporate governance matters within Bulletin 2009/4 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reasons given for any non-compliance.

#### **Opinion**

In our opinion the Statement on Internal Financial Control on page 9 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial control and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

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

#### **Azets Audit Services, Statutory Auditor**

**Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006**

Titanium 1  
King's Inch Place  
Renfrew  
PA4 8WF

Dated: 26 August 2021

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF WELLHOUSE HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

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**Opinion**

We have audited the financial statements of Wellhouse Housing Association Limited (the 'Association') for the year ended 31 March 2021 which comprise the Statement of Comprehensive Income, the Statement of Changes in Capital and Reserves, the Statement of Financial Position, the Statement of Cash Flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2021 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

**Basis for opinion**

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

**Conclusions relating to going concern**

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

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

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

**Other information**

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

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF WELLHOUSE HOUSING ASSOCIATION  
LIMITED ON THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Other information (continued)**

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

We have nothing to report in this regard.

**Matters on which we are required to report by exception**

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

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

**Responsibilities of the Management Committee**

As explained more fully in the Statement of the Management Committee's Responsibilities set out on page 8 the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF WELLHOUSE HOUSING ASSOCIATION  
LIMITED ON THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Association through discussions with the Management Committee members and the senior management team, and from our knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator, taxation legislation and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Management Committee and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF WELLHOUSE HOUSING ASSOCIATION  
LIMITED ON THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

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

We assessed the susceptibility of the Association's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

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

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

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

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

## **WELLHOUSE HOUSING ASSOCIATION LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF WELLHOUSE HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

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#### **Use of our report**

This report is made solely to the Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members, as a body, those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Azets Audit Services Statutory Auditor Chartered Accountants**

Titanium 1  
King's Inch Place  
Renfrew  
PA4 8WF

Date: 26 August 2021

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



WELLHOUSE HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £	2020 £
Turnover	4	3,999,024	3,863,455
Operating expenditure	4	(2,937,315)	(2,805,620)
<b>Operating surplus</b>	4	<b>1,061,709</b>	<b>1,057,835</b>
Release of negative goodwill	15	38,134	38,134
Interest receivable and other income	10	4,576	7,322
Interest and financing costs	11	(234,350)	(256,912)
		<b>(191,640)</b>	<b>(211,456)</b>
<b>Surplus before tax</b>		<b>870,069</b>	<b>846,379</b>
Taxation	12	-	-
<b>Surplus for the year</b>		<b>870,069</b>	<b>846,379</b>
<b>Other comprehensive income</b>			
Actuarial (loss)/gain in respect of pension scheme	24	(234,000)	309,524
<b>Total comprehensive income for the Year</b>		<b>636,069</b>	<b>1,155,903</b>

The results for the year relate wholly to continuing activities.

The notes form part of these financial statements.

# WELLHOUSE HOUSING ASSOCIATION LIMITED

## STATEMENT OF CHANGES IN CAPITAL AND RESERVES FOR THE YEAR ENDED 31 MARCH 2021

	Share Capital £	Revenue Reserve £	Total Reserve £
Balance at 1 April 2020	118	6,560,128	6,560,246
Total comprehensive income for the year	-	636,069	636,069
Cancellation of shares	(15)	-	(15)
	<u>103</u>	<u>7,196,197</u>	<u>7,196,300</u>
Balance at 31 March 2021			

## STATEMENT OF CHANGES IN CAPITAL AND RESERVES FOR THE YEAR ENDED 31 MARCH 2020

	Share Capital £	Revenue Reserve £	Total Reserve £
Balance at 1 April 2019	196	5,404,225	5,404,421
Total comprehensive income for the year	-	1,155,903	1,155,903
Issue of shares	4	-	4
Cancellation of shares	(82)	-	(82)
	<u>118</u>	<u>6,560,128</u>	<u>6,560,246</u>
Balance at 31 March 2020			

The notes form part of these financial statements.

**WELLHOUSE HOUSING ASSOCIATION LIMITED**

**STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2021**

	Notes	£	2021 £	£	2020 £
<b>Tangible fixed assets</b>					
Housing properties – depreciated cost	13(a)		<b>27,523,869</b>		28,300,716
Other fixed assets	13(b)		<b>1,338,481</b>		1,343,643
			<b>28,862,350</b>		29,644,359
Negative goodwill	15		<b>(1,029,625)</b>		(1,067,759)
			<b>27,832,725</b>		28,576,600
<b>Current assets</b>					
Debtors	16	<b>268,175</b>		263,913	
Cash and cash equivalents	17	<b>2,929,887</b>		2,018,751	
			<b>3,198,062</b>	2,282,664	
<b>Creditors:</b> amounts falling due within one year	18	<b>(1,404,163)</b>		(1,322,355)	
<b>Net current assets</b>			<b>1,793,899</b>		960,309
<b>Total assets less current liabilities</b>			<b>29,626,624</b>		29,536,909
<b>Creditors:</b> amounts falling due after more than one year	19		<b>(22,254,324)</b>		(22,976,663)
Pension defined benefit liability	24		<b>(176,000)</b>		-
<b>Net assets</b>			<b>7,196,300</b>		6,560,246
<b>Capital and reserve</b>					
Share capital	21		<b>103</b>		118
Revenue reserve	22		<b>7,196,197</b>		6,560,128
			<b>7,196,300</b>		6,560,246

The financial statements were approved by the Management Committee on 26 August 2021 and signed on their behalf by:

**Darren Brown**

**Chair**

**Maureen Morris**

**Vice Chair**

**Martin Wilkie-McFarlane**

**Secretary**

The notes form part of these financial statements. This abridged version does not include the full notes but these are available if required. They will be uploaded to the website for review following approval.

WELLHOUSE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	£	2021 £	£	2020 £
<b>Net cash generated from operating Activities</b>	28		<b>1,588,034</b>		<b>1,169,795</b>
<b>Cash flow from investing activities</b>					
Purchase of components for housing properties		(168,832)		(443,818)	
Purchase of other fixed assets		(37,998)		-	
Purchase of housing units		(85,000)		-	
Government Capital grants received		85,000		-	
Interest received		4,096		7,322	
<b>Net Cash outflow from investing activities</b>			<b>(202,734)</b>		<b>(436,496)</b>
<b>Cash flow from Financing Activities</b>					
Interest paid on loans		(234,350)		(248,912)	
Loan principal repayments		(239,814)		(234,560)	
Share capital issued		-		4	
<b>Net cash outflow from financing</b>			<b>(474,164)</b>		<b>(483,468)</b>
<b>Net change in cash and cash equivalents</b>			<b>911,136</b>		<b>249,831</b>
Cash and cash equivalents at 1 April	17		<b>2,018,751</b>		<b>1,768,920</b>
<b>Cash and cash equivalents at 31 March</b>	17		<b>2,929,887</b>		<b>2,018,751</b>

(i) Analysis of changes in net debt

	At 1 April 2020 £	Cash flows £	Other non- cash changes £	At 31 March 2021 £
<b>Cash and cash equivalents</b>				
Cash	2,018,751	911,136	-	2,929,887
	2,018,751	911,136	-	2,929,887
<b>Borrowings</b>				
Debt due within one year	(221,338)	239,814	(254,474)	(235,998)
Debt due after one year	(7,933,510)	-	254,474	(7,679,036)
	(8,154,848)	239,814	-	(7,915,034)
<b>Total</b>	<b>(6,136,097)</b>	<b>1,150,950</b>	<b>-</b>	<b>(4,985,147)</b>

The notes form part of these financial statements.



<b>Annual General Meeting</b>	22 September 2021
<b>Agenda Item</b>	7
<b>Title of Paper</b>	Election to Committee
<b>Author</b>	Linda Logan, Governance & Corporate Services Officer
<b>Attachment</b>	none

## FOR APPROVAL

1. Under Rule 38.1 of the Association's Rules, at least one third of the Committee or the nearest whole number thereto, and who have served the longest on the Committee since the date of their last election, must retire.

Under Rule 38 the following members have stood down and are seeking re-election, they do not require nomination. Because there are fewer nominations than places on the committee, all those seeking re-election will be properly elected

Clare Monteith  
Sarah Morris

2. There were no co-optees in the course of the preceding year.
3. There were no Appointee's in the course of the preceding year.

There are up to 12 places on the Management Committee. No new Nominations for Election to the Committee have been received. We have 4 vacancies.

