

Peak District Rural Housing Association Limited

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2022

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2022

Contents	Page
Association Information	2
Annual Report of the Board of Management	3 – 6
Statement of Board’s responsibilities in respect of the Board report and the financial statements	7
Statement of Internal Controls Assurance	8
Independent Auditor’s Report to Peak District Rural Housing Association Limited	9 – 12
Statement of Comprehensive Income	13
Statement of Financial Position	14
Statement of Changes in Equity	15
Statement of Cashflows	16
Notes to the Financial Statements	17 – 33

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

ASSOCIATION INFORMATION

For the year ended 31 March 2022

Board of Management

Chair: **Mr David Skinner**

Vice-Chair: **Mr Philip Sunderland**

Mr Ian Fullilove
Ms Anne Croasdell
Mr Jonathan Jenkin
Mr Ian Sharpe
Mr James Lunney
Mr Simon Beynon
Mrs Fiona Hadfield
Mrs Pamela Kenworthy

Registered Office: **Peak District Rural Housing Association**

C/o Rural Action Derbyshire
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

Auditor: **KPMG LLP**

One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH

Banker: **Barclays Bank PLC**

Secretary: **Mr Richard Mugglestone**

Homes England Registered No. L3899

A registered provider under the Co-operative and Community Benefit Society with Charitable Rules

Registration No: IP26807R

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

ANNUAL REPORT OF THE BOARD OF MANAGEMENT

For the year ended 31 March 2022

Principal Activities

The principal activity of the Association during the year was the provision and management of affordable housing in the Peak District and surrounding rural area.

Review of the Year

Despite the impact of Covid, uncertainty across Europe, rising costs and challenging supply chains and labour markets, throughout 2021/22 Peak District Rural Housing Association continued to deliver against its key Business Plan objectives, and to contribute to the provision of affordable homes in the Peak District. It appreciates the good relationships with Community Land Trusts, Parish Councils, District Councils and the Peak District National Park, which are key to its work.

There were 6 new properties developed in the year in Wetley Rocks and 6 Community Land Trust homes at Bradwell came into the Association's management portfolio.

The Association also continues to perform well from a tenancy management perspective with all key performance indicators being achieved or exceeded. Performance on rent arrears management remains particularly positive given the impact of the pandemic, the uncertainty across Europe on top of Welfare Reforms and growing pressures on residents' income. Work on improving the maintenance service continues with management of contractors and their service delivery remaining a priority.

Overall, the Board are satisfied with the progress the Association continues to make and are pleased to report total comprehensive income for the year of £315,383.

During the year the comprehensive servicing arrangements with Midlands Rural Housing and Village Development Association Limited have continued. This arrangement has seen the Association's Business Plan objectives delivered, and its reputation maintained, whilst continuing to provide operating efficiencies and financial benefits.

Value for Money

Delivering Value for Money (VfM) is integral to the way the Association operates and this is overseen directly by the Board. A key part of delivering our services as efficiently as possible is understanding the costs and main drivers, setting targets for key financial measures and understanding how our costs compare to our peers.

The Sector Scorecard comprises a number of indicators; mostly taken from our financial accounts across 5 categories (Business health, Development, Outcomes delivered, Effective asset management and Operating efficiencies) and allows us to track our progress with delivering cashable savings and demonstrate how we are controlling costs whilst still delivering our core services and developing new homes.

We apply a commercial approach to our decision making and our efficient operating model which sees us procuring services from Midlands Rural Housing helps us to focus our attention on the activities that support the achievement of our corporate objectives.

We delivered strong performance against the key measures in the Sector Scorecard during the year and our key highlights include:

An operating margin of 46.2% (2020/21 was 35.3%);
Headline Social Housing Unit Cost of £1,697 (2020/21 was £2,271).

Both indicators have been positively influenced as a result of a decrease in the pension costs on the SHPS shared pension scheme.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

ANNUAL REPORT OF THE BOARD OF MANAGEMENT

For the year ended 31 March 2022

Value for Money (continued)

Unit Costs

Our unit costs continue to compare favourably to small housing associations with a total social housing cost per unit of £1,697. An increase has been seen year on year as a result of increased pension costs on the SHPS shared pension scheme. Costs per unit are slightly lower than the RHA peer group average of £1,904 per unit.

Business Health

As a responsible landlord, we aim to balance the delivery of quality services to our existing customers with the provision of new homes to meet growing demand. We are a “profit for purpose” organisation; aiming to maximise the operating margin on our core social housing activities whilst maintaining customer satisfaction. Surpluses are then reinvested back into the capital reinvestment in our existing properties and the development of new homes to meet the diverse range of housing need within our geographical area of operation.

Our results for 2021/22 saw us achieve an overall operating margin of 46.2% which is similar to the RHA peer group average of 47.3%. This is as a result of effective operational performance on our core social housing activities, particularly through low bad debts and rent loss as a result of our robust income collection strategy.

Whilst there are significant pressures on our finances from the challenging operating environment, the operating margins on our core social housing lettings remain strong. We aim to increase our income each year through developing new homes to generate additional rental income and robust management of our empty properties.

EBITDA MRI (Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included) measures our ability to generate sufficient cash from our operating activities to meet our interest commitments. Comparability with other providers is difficult due to variability in risk appetite, development strategy, and treasury policies. Our EBITDA MRI stands at 293% (against the RHA peer group average of 353%) due to strong operating surpluses and demonstrates that we are generating sufficient funds to more than meet our interest commitments. We have sufficient headroom in our loan covenants and are confident that we can continue to meet the obligations placed upon us by our funders.

Development Capacity and Outcomes Delivered

The development programme is not linear and will be influenced by the timing of grant funding programmes. Therefore, this year's new development was 4.7% against units owned compared to the RHA peer group average of 1.7%.

Despite the fact that development has a negative impact on our financial viability and gearing; with each new property developed having a negative Net Present Value, the Board are committed to the provision of new homes. This is carefully balanced with the need to reinvest in our existing properties to maintain standards for our customers and each year we reinvest back into our properties through our rolling programme of capital maintenance such as windows, kitchens, bathrooms and heating systems. Reinvestment will fluctuate year on year depending on the profile of spend on both the replacement of capital components and also the timing of spend on new developments.

Effective Asset Management








Return on Capital Employed reduced to 3.3% compared to 2.0% the previous year. This year's figure is similar to the RHA peer group average of 3.4%. In 2020/21 a number of factors meant that the Association's surplus was lower than in previous years; mainly due to pension costs and provisions included in the accounts. ROCE performance may well remain below sector average due to the majority of the Association's homes being developed on rural exception sites where build costs are higher due to the need to put in place services and access without the corresponding increase in rent that can be charged.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

ANNUAL REPORT OF THE BOARD OF MANAGEMENT

For the year ended 31 March 2022

Value for Money (continued)

Regulator Metrics	PDRHA 2022	PDRHA 2021	Trend	2022 Peer Group
Operating Margin	46.2%	32.5%		47.3%
EBITDA MRI % Interest Cover	293.5%	384.2%		353.5%
Units Developed as % of Units Owned	4.7%	4.8%		1.7%
Gearing	26.6%	28.0%		22.0%
Reinvestment %	0.8%	5.1%		1.5%
Return on Capital Employed	3.3%	2.0%		3.4%
Headline Social Housing Unit Cost	£ 1,697	£ 2,271		£ 1,904



Indicator has improved



Indicator has stayed within 1% of prior year



Indicator has worsened

Board Members

The Board of Management of the Association during the year are as stated on page 2.

Each member of the Board of Management, with the exception of those co-opted from Parish Councils, holds one fully paid share of £1 in the Association. New Board members acquire their share on appointment.

Board Members co-opted from Parish Councils are not required to become shareholders of the Association.

Liability Insurance

The Association has taken out liability insurance on behalf of the members of the Board of Management.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

ANNUAL REPORT OF THE BOARD OF MANAGEMENT

For the year ended 31 March 2022

Future Outlook

The Association acknowledges that the wider economy continues to be affected by economic uncertainty due to the impact of the Coronavirus pandemic, the UK's exit from the EU, inflation and the rising cost of living. However, the Association has the resources to respond positively, and ensure that the viability of the business is maintained whilst delivering on its key aims and objectives. There will, however, be the need to balance maintenance investment, management costs and the delivery of new homes.

The significant increase in the number of planning approvals for new housing in PDRHA's key area of Derbyshire Dales is now resulting in several new schemes being built. This brings opportunities to procure affordable homes as part of developments. While these opportunities are mainly in the towns of the area, there are some village developments and PDRHA is actively pursuing these. It is not envisaged that this will replace the Association's use of exception sites, which remains the standard means of development particularly in the Peak District National Park.

Mr Richard Mugglestone

Secretary

13th September 2022

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
STATEMENT OF BOARD'S RESPONSIBILITIES IN RESPECT OF THE BOARD REPORT AND THE
FINANCIAL STATEMENTS

For the year ended 31 March 2022

The Association's Board are responsible for preparing the Board's Report and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Society law requires the Association's Board to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

Under Co-operative and Community Benefit Society law the Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Association and of the income and expenditure the Association for that period. In preparing these financial statements, the Association's Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

The Association's Board is responsible for keeping adequate accounting records that are sufficient to show and explain the Association's transactions and disclose with reasonable accuracy at any time the financial position of the Association and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

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

Mr David Skinner
Chair
13th September 2022

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

STATEMENT OF INTERNAL CONTROLS ASSURANCE

For the year ended 31 March 2022

The Board of Management has overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness. The Board of Management recognises that no system of internal control can provide absolute assurance against or eliminate all risk of failure to achieve business objectives.

In meeting its responsibilities, the Board of Management has adopted a risk-based approach to internal controls, which are embedded within the normal management and governance process. This approach includes regular evaluation of the nature and extent of risk to which the Association is exposed and is consistent with best practice principles as required by the regulator. In this context, the Management Committee understand that there are no regulatory concerns that would lead to The Regulator of Social Housing intervening in the affairs of the Association.

The Board of Management is also able to confirm that there have been no reported cases of fraud during 2021/22, and that the necessary policies and procedures are in place for dealing with and reporting such matters.

The processes adopted by the Board of Management in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework include:

Identification and evaluation of key risks

The Association undertakes a comprehensive annual review of its risk map, which is linked into business objectives and firmly embedded in the internal control system. Ongoing monitoring and reporting mechanisms assist in the delivery of the Risk management action plan.

Monitoring and corrective action

The Board of Management receives regular management reports on all aspects of the work of the Association, together with proposals on corrective action when required. The annual report on assurance from the Secretary assists in the consideration of effectiveness of systems in place, as do any reports received from external sources such as Homes England and The Regulator of Social Housing.

Control environment and procedures

Midland Rural Housing manages the operations of the Association under a formal service agreement. There is a comprehensive set of policies and procedures documenting all aspects of the Association's work including standing orders, delegated authority, treasury management strategy, budgetary information and fraud prevention.

Information and financial reporting systems

There is regular reporting of key performance indicators to assess progress towards the achievement of key business objectives and targets.

Financial reporting procedures include detailed annual budgets and quarterly management accounts. These are approved by the Board of Management, who also review key performance indicators to assess progress towards the achievement of key business objectives, targets and outcomes.

Internal Audit who provide independent verification to the Board of Management also review the internal control framework under a three-year rolling programme.

The Board of Management confirms that there are ongoing processes for maintaining sound systems of internal control and for managing significant risks. These processes have been in place throughout the period, up to the date of the signing of the financial statements and they are regularly reviewed in conjunction with Midlands Rural Housing.

On behalf of the Board of Management

Mr David Skinner

Chair

13th September 2022

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2022

Opinion

We have audited the financial statements of Peak District Rural Housing Association Limited ("the Association") for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cashflows and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view, in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*, of the state of the Association's affairs as at 31 March 2022 and of the income and expenditure of the Association for the year then ended; and
- comply with the requirements of the Co-operative and Community Benefit Societies Act 2014; and
- have been prepared in accordance with the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Association in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The association's board has prepared the financial statements on the going concern basis as they do not intend to liquidate the association or to cease its operations, and as they have concluded that the association's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Board's conclusions, we considered the inherent risks to the association's business model and analysed how those risks might affect the association's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the Board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the Board's assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the association will continue in operation.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2022

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud (“fraud risks”) we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of the Board and the Finance Committee as to the Association’s high-level policies and procedures to prevent and detect fraud, and the Association’s channel for “whistleblowing”, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board and Finance Committee minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition because the majority of revenue streams are routine transactions with non-complex recognition criteria.

We did not identify any additional fraud risks.

In determining the audit procedures we took into account the results of our evaluation and testing of the operating effectiveness of the association-wide fraud risk management controls.

We also performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included journals posted to unusual accounts.

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with management (as required by auditing standards), and discussed with management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit

The potential effect of these laws and regulations on the financial statements varies considerably.

The association is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related Co-operative and Community Benefit Societies Act legislation) and requirements imposed by the Regulator for Social Housing and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Company is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2022

Fraud and breaches of laws and regulations – ability to detect (continued)

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The Association's Board are responsible for the other information, which comprises the Report of the Board. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the report of the board;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Co-operative and Community Benefit Societies Act 2014.

Matters on which we are required to report by exception

Under the Co-operative and Community Benefit Societies Act 2014 we are required to report to you if, in our opinion:

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

We have nothing to report in these respects.

Board' responsibilities

As explained more fully in their statement set out on page 7, the Association's Board are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2022

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the association in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014 and section 128 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association those matters we are required to state to it 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 for our audit work, for this report, or for the opinions we have formed.

Sarah Brown (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
One Snowhill, Snow Hill Queensway
Birmingham B4 6GH

DATE

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £	2021 £
Turnover	3	1,383,849	1,189,404
Operating costs	3	(744,912)	(802,430)
Profit/(loss) on disposal of tangible fixed assets	8	-	32,458
Operating surplus	3	638,937	419,432
Interest receivable and similar income	9	94	20
Interest payable and similar charges	10	(239,685)	(129,479)
Movement in fair value of financial instruments		(83,963)	2,490
Surplus for the year	5	315,383	292,463
Total comprehensive income for the year		315,383	292,463

Turnover is derived from continuing activities.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2022

	Note	2022 £	2021 £
Tangible fixed assets			
Housing properties	13	18,812,587	19,036,866
Net book value tangible fixed assets		18,812,587	19,036,866
Current assets			
Properties for sale and work in progress	12	66,029	126,184
Trade and other debtors	14	196,018	136,587
Cash and cash equivalents		797,684	797,173
Total current assets		1,059,731	1,059,944
Creditors: amounts falling due within one year	15	(669,997)	(831,678)
Net current assets		389,734	228,266
Creditors: amounts falling due after one year	16	(16,045,428)	(16,423,622)
Net assets		3,156,893	2,841,510
Capital and reserves			
Called up share capital	22	41	41
Revenue reserves		3,156,852	2,841,469
Total funds		3,156,893	2,841,510

These financial statements were approved by the board of directors on 20 September 2022 and were signed on its behalf by:

Mr David Skinner

Chair

Mr Philip Sunderland

Board Member

Mr Richard Mugglestone

Secretary

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2022

	Called up share capital £	Revenue reserve £	Total equity £
Balance at 1 April 2021	41	2,841,469	2,841,510
Total comprehensive income for the period			
Surplus for the year	-	315,383	315,383
Balance at 31 March 2022	41	3,156,852	3,156,893
Balance at 1 April 2020	41	2,549,006	2,549,047
Total comprehensive income for the period			
Surplus for the year	-	292,463	292,463
Balance at 31 March 2021	41	2,841,469	2,841,510

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

STATEMENT OF CASHFLOWS

FOR THE YEAR ENDED 31 MARCH 2022

	Note	2022 £	2021 £
Cashflows from operating activities			
Operating surplus for the year	3	638,937	419,432
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	13	275,823	235,270
Loan amortisation charges		4,082	15,672
Deferred government grants	19	(97,910)	(88,244)
Pensions costs less contributions payable	21	(17,726)	(14,482)
Net book value sales of tangible fixed assets		104,685	438,230
Decrease/(increase) in stock		60,155	(126,184)
(Increase)/decrease in trade & other debtors		(80,819)	52,778
(Decrease)/increase in trade and other creditors		(146,930)	172,818
Net cash from operating activities		740,297	1,105,290
Cashflows from investing activities			
Interest received		94	20
Acquisition of tangible fixed assets		(112,251)	(947,564)
Proceeds from receipt of government grants		(16,230)	271,967
Capitalised development expenditure		(43,978)	(29,890)
Net cash from investing activities		(172,365)	(705,467)
Cashflow from financing activities			
Proceeds from new loan		-	337,275
Interest paid		(253,915)	(159,926)
Repayment of borrowings		(313,506)	(389,157)
Net cash from financing activities		(567,421)	(211,808)
Net change in cash and cash equivalents		511	188,015
Cash and cash equivalents at start of period		797,173	609,158
Cash and cash equivalents at end of period		797,684	797,173

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 LEGAL STATUS

The Association is incorporated under the Co-operative and Community Benefit Society Act 2014. The company registration number is IP26807R. It is registered with The Regulator of Social Housing (registration number L3899). Its principal place of business is Memorial House, Stenson Road, Coalville and it is a Public Benefit Entity.

2 PRINCIPAL ACCOUNTING POLICIES

Basis of preparation

The financial statements of the association are prepared in accordance with Financial Reporting Standard 102 - the applicable financial reporting standard in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice: Accounting by Registered Social Housing Providers Update 2018 and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

The presentation currency of these financial statements is sterling.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed later in this note.

Measurement convention

The financial statements are prepared on historical cost basis.

Going concern

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The Association prepares a 5 year business plan which is updated and approved on an annual basis. The most recent business plan was approved in June 2022 by the Board. As well as considering the impact of a number of scenarios on the business plan the Board also adopted a stress testing framework against the base plan. The stress testing impacts were measured against loan covenants and peak borrowing levels compared to agreed facilities, with potential mitigating actions identified to reduce expenditure.

The board, after reviewing the association budgets for 2022/23 and the association's medium term financial position as detailed in the 5-year business plan, is of the opinion that, taking account of severe but plausible downsides, the association has adequate resources to continue in business for the foreseeable future. In order to reach this conclusion, the Board have considered:

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)

- Maintenance costs – budget and business plan scenarios have been modelled to take account of cost increases and delays in maintenance expenditure, with major works being phased into future years;
- Rent and service charge receivable – arrears and bad debts have been increased to allow for customer difficulties in making payments and budget and business plan scenarios to take account of potential future reductions in rents;
- Liquidity – current available cash and unutilised loan facilities give significant headroom for committed spend and other forecast cash flows that arise;
- The associations' ability to withstand other adverse scenarios such as higher interest rates and number of void properties.

The board believe the association has sufficient funding in place and expect the association to be in compliance with its debt covenants even in severe but plausible downside scenarios.

Consequently, the Directors are confident that the Association will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

Classification of financial instruments by the Association

In accordance with FRS102.22, financial instruments issued by the Association are treated as equity only to the extent that they meet the following two conditions:

- a) they include no contractual obligations upon the Association to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the Association; and
- b) where the instrument will or may be settled in the Association's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the Association's own equity instruments or is a derivative that will be settled by the Association's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Basic financial instruments

Tenant arrears, trade and other debtors

Tenants arrears, trade and other debtors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised costs using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Trade and other creditors

Trade and other creditors are recognised initially at transaction price plus attributable costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

Housing properties

Costs include the cost of acquiring land and buildings, directly attributable development costs, interest at the average cost of borrowing for the development period and expenditure incurred in respect of improvements which comprise the modernisation and extension of existing properties.

Expenditure on schemes which are subsequently aborted is written off in the year in which it is recognised that the schemes will not be developed to completion.

Depreciation

Depreciation is charged to the profit and loss account on a straight-line basis over the estimated useful lives of each component part of housing properties. Land is not depreciated. The estimated useful lives are as follows:-

	years
Structure	125 years
Boilers	15 years
Kitchens	20 years
Windows and doors	20 years
Roofs	50 years
Bathrooms	30 years
Other components	30 years

Depreciation methods, useful lives and residual values are reviewed if there is an indication of a significant change since the last annual reporting date in the pattern by which the Association expects to consume an asset's future economic benefits.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Housing properties (continued)

Non component works to existing properties

The amount of expenditure incurred, which relates to an improvement, which is defined as an increase in the net rental stream or the life of a property, has been capitalised. Expenditure incurred on other major repairs, cyclical and day-today repairs to housing properties is charged to the profit and loss account in the period in which it is incurred.

Interest capitalised

Development schemes are charged with interest by the developing agents. Commercial rates of interest are used for this calculation and the charge is arrived at by considering interest earned on capital grants received in advance, thereby reducing the interest chargeable once scheme costs exceed capital grants received. In certain cases the interest earned on the capital grants received in advance exceeds the interest payable and this is included in the income and expenditure account as interest receivable.

Interest on loans financing development is capitalised up to the date of the completion of the scheme and only when development activity is in progress.

Social housing grant

Social housing grant is initially recognised at fair value as a long term liability, specifically as deferred grant income and released through the statement of comprehensive income as income over the life of the structure of housing properties in accordance with the accrual method applicable to social landlords accounting for housing properties at cost. On disposal of properties, all associated social housing grant is transferred to either the Recycled Capital Grant Fund (RCGF) until the grant is recycled or repaid to reflect the existing obligation under the social housing grant funding regime.

Properties held for sale and work in progress

Completed properties and properties under construction for open market sales are recognised at the lower of cost and net realisable value. Cost comprises materials, direct labour and direct development overheads. Interest incurred is also capitalised during the course of obtaining planning and throughout the work in progress up to the point of practical completion of the development scheme. Assessing net realisable value requires use of estimation techniques. In making this assessment, management considers publicly available information and internal forecasts on future sales activity. Net realisable value is based on the estimated sales price after allowing for all further costs of completion and disposal.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Impairment excluding stocks and deferred tax assets

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through profit and loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Association would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in profit. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit.

Fixed Assets

The Association's internal controls are designed to identify where the value of property, plant and equipment and work in progress as held on the Statement of Financial Position is more than the lower of cost or net realisable value. Where there is evidence of impairment, fixed assets are written down to the recoverable amount, this is likely to be the value in use of the asset based on its service potential. 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. The resulting impairment loss is recognized as expenditure in income and expenditure.

Employee benefits

Defined benefit plans

The Pensions Trust Social Housing Pension Scheme

The association participates in The Pensions Trust Social Housing Pension Scheme via Joint Contracts of Employment with Midlands Rural Housing and Village Development Association Ltd (MRH) and three other rural housing associations. The entire assets and liabilities of this pension scheme is declared in the accounts of MRH.

The share of the liability for deficit contribution payments between the association and MRH are then declared in the associations accounts. Changes in the liability are charged to the Statement of Comprehensive Income and as Movement in fair value of financial instruments.

Termination benefits

Termination benefits are recognised when the Association is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense if the company has made an offer of voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably. If benefits are payable more than 12 months after the reporting date, then they are discounted to their present value.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Provisions

A provision is recognised in the statement of financial position when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

Taxation

Tax on the profit or loss for the year comprises current tax.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the statement of financial position date, and any adjustments to tax payable in respect of previous years.

Turnover

Turnover represents rental and service charge income receivable (net of void losses), fees receivable, proceeds from first tranche sales of low-cost home ownership and from properties developed for open market sales, and amortisation of Social Housing Grant (SHG) under the accrual model. Rental income is recognised on the execution of tenancy agreements. Proceeds on sale are recognised on practical completions. Other income is recognised as receivable on the delivery of the services provided.

Expenses

Operating Costs

Operating costs represent the costs and overheads associated with delivering the services rendered.

Operating leases

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

Interest receivable and Interest payable

Interest payable and similar charges include interest payable and unwinding of the discount on provisions. Borrowing costs that are directly attributable to the acquisition, construction or production of Housing Properties that take a substantial time to be prepared for use, are capitalised as part of the cost of that asset.

Interest receivable and similar income include interest receivable on funds invested.

Interest income and interest payable are recognised in surplus as they accrue.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Key Judgements, Estimates and Assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the financial reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements have had the most significant effect on the amounts recognised in the financial statements.

The recoverability of rent arrears and trade debtors

The estimate for rent arrears and trade debtors relates to the recoverability of the outstanding balances at the reporting date. For rental arrears experience shows that the longer a debt is outstanding the greater the likelihood that the debt will not be recovered in full. Based on this a provision for bad and doubtful arrears debts is estimated based on 50% of the value of current tenant arrears and 100% of former tenant arrears. Trade Debtors are reviewed on an individual balance basis and a provision created for bad and doubtful debts based on the on the age and likely recoverability of the debt.

Impairment of property values

Reviews for impairment of housing properties are carried out when a trigger has occurred and any impairment loss in a cash generating unit is recognised by a charge to the Statement of Comprehensive Income. Impairment is recognised where the carrying value of a cash generating unit exceeds the higher of its net realisable value or its value in use. A cash generating unit is normally a group of properties at a scheme level whose cash income can be separately identified.

Factors taken into consideration in reaching the decision as to whether there are indicators of impairment of housing properties are;

- The development programme
- Government policy, regulation or legislation
- Demand
- Market Value
- Obsolesce

No triggers for impairment have been identified.

Value of schemes in development

The Association capitalises development expenditure in accordance with the accounting policy earlier in this note. Initial capitalisation is based on management's judgement that the development scheme is confirmed, usually when board approval has taken place. In determining if an approved scheme is likely to cease, management monitors the development programme and considers if changes have occurred that result in an impairment.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Key Judgements, Estimates and Assumptions (continued)

Defined benefit pensions liabilities

The cost of defined benefit pension plans is determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and the long term nature of these plan, such estimates are subject to significant uncertainty. Further details are given in Note 21.

The associations liability under the defined benefit scheme is its share of the deficit contribution payments arising under the plan. This creates a financial instrument for the association which is measured at fair value. This fair value is subject to an estimate of the discount rate.

Categorisation of assets and investment property

The Association has undertaken a detailed review of the intended use of housing properties. In determining the intended use, the Association has considered if the asset is held for social benefit or to earn commercial rents. The categorisation of assets is based on this intended use review.

Apportionment of Management Expenses

Direct administration and operating costs have been apportioned to the Income and Expenditure Account on the basis of actual expenditure incurred. Finance and administration costs are further apportioned on the basis of charges levied by the Managing Agents.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

	Turnover	Operating costs / Cost of Sales 2022 £	Operating surplus	Turnover	Operating costs / Cost of Sales 2021 £	Operating surplus
3 SOCIAL HOUSING						
Social housing lettings						
General needs	1,103,250	(579,157)	524,093	1,030,792	(625,507)	405,285
Low cost home ownership	96,020	(24,099)	71,921	84,629	(31,211)	53,418
	1,199,270	(603,256)	596,014	1,115,421	(656,718)	458,703
Other social housing activities						
Managed properties	85,579	(80,584)	4,995	72,771	(145,712)	(72,941)
Sales of current asset properties	95,000	(61,072)	33,928	-	-	-
Other	4,000	-	4,000	1,212	-	1,212
	184,579	(141,656)	42,923	73,983	(145,712)	(71,729)
Total social housing	1,383,849	(744,912)	638,937	1,189,404	(802,430)	386,974
Profit/(loss) on disposal of tangible fixed assets			-			32,458
Operating surplus			638,937			419,432

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

	General Needs £	Low cost home ownership	2022 Total £	2021 Total £'000
3 SOCIAL HOUSING				
Rent receivable net of identifiable service charges	993,016	79,606	1,072,622	1,004,010
Service charges receivable	24,049	4,689	28,738	23,167
Net rents receivable	1,017,065	84,295	1,101,360	1,027,177
Amortised government grant	86,185	11,725	97,910	88,244
Total income from lettings	1,103,250	96,020	1,199,270	1,115,421
Expenditure on lettings activities:				
Management	42,900	3,439	46,339	224,854
Services	34,399	5,936	40,335	34,779
Routine maintenance	164,342	453	164,795	123,765
Planned maintenance	70,262	-	70,262	50,811
Bad debts	8,092	(2,391)	5,701	(12,761)
Depreciation of housing properties	259,162	16,662	275,824	235,270
Total expenditure on lettings	579,157	24,099	603,256	656,718
Operating surplus on lettings	524,093	71,921	596,014	458,703
Void losses	16,980	-	16,980	18,456

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

	2022	2021
	Number	Number
4 HOUSING STOCK		
Social housing accommodation		
General needs rented	145	152
Affordable rented	39	33
Low cost home ownership	44	42
Managed on behalf of other landlords	72	63
Total social housing managed	300	290
Total housing stock	300	290
Housing units awaiting transfer from development agents (inc above)	10	8
Housing units in development pipeline	-	8

	2022	2021
	£	£
5 EXPENSES AND AUDITORS' REMUNERATION		
<u>Included in profit are the following:</u>		
Depreciation of housing properties	275,823	235,270
Surplus of sale of fixed assets	-	32,458
Auditor's remuneration:		
Audit of these financial statements	8,250	8,000

	2022	2021
	Number	Number
6 STAFF NUMBERS AND COSTS		

The Association has entered into Joint Contracts of Employment with staff previously employed by Midlands Rural Housing and Village Development Association Limited (MRHA) as sole employer. Management and development services are provided under a management contract by MRHA.

The average number of persons employed by the Association during the year, analysed by category, was as follows:

Office staff	3	2
	3	2

	2022	2021
	£	£
Payments to MRHA under the above contract during the year were as follows:		
Staff costs	138,445	104,316
Finance processing/accounting costs	(102,698)	37,035
Other recharges	15,695	118,004
	51,442	259,355

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

	2022	2021
	£	£

7 BOARD MEMBERS

Nil remuneration was payable to members of the Board of Management during the period (2021: Nil)

The number of people serving on the Board during the year was 10 (2021: 10)

8 LOSS ON DISPOSAL OF FIXED ASSETS

Disposal proceeds	90,000	280,050
Grant abated	24,798	85,150
Cost of disposals	(114,798)	(332,742)
	-	32,458

9 INTEREST RECEIVABLE AND SIMILAR INCOME

Bank interest receivable	94	20
--------------------------	----	----

10 INTEREST PAYABLE AND SIMILAR CHARGES

Repayable to Development Agents	42,214	24,009
Repayable to bank and building societies	208,932	199,191
Loans amortised costs adjustment	(11,461)	(93,721)
	239,685	129,479

The interest payable above includes a reduction of £30,050 (2021: £18,589) in respect of FRS102 Basic Financial Instruments amortised cost valuation method.

11 TAXATION

No liability to taxation arises on the Association in the current year.

12 PROPERTIES FOR SALE AND WORK IN PROGRESS

Schemes developed for shared ownership disposal and outright sale	66,029	126,184
---	--------	---------

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

13 TANGIBLE FIXED ASSETS

	-----Housing properties-----			
	Under construction	Social housing letting £	Low cost home ownership	Total housing properties
Cost				
1 April 2021	68,654	19,429,698	1,804,485	21,302,837
Additions	49,483	-	-	49,483
Replacement components	-	106,746	-	106,746
Schemes completed in the year	20,898	(20,898)	-	-
Disposals	(306)	(132,675)	-	(132,981)
31 March 2022	138,729	19,382,871	1,804,485	21,326,085
Accumulated depreciation				
1 April 2021	-	2,131,629	134,342	2,265,971
Provision in the year	-	260,004	15,819	275,823
Eliminated on disposal	-	(28,296)	-	(28,296)
31 March 2022	-	2,363,337	150,161	2,513,498
Net book value				
31 March 2022	138,729	17,019,534	1,654,324	18,812,587
31 March 2021	68,654	17,298,069	1,670,143	19,036,866

	2022 £	2021 £
Additions to housing properties includes:		
Direct administration costs	43,978	29,890

There were no other fixed assets held under finance lease at the year-end (2021: £nil).

	Costs	Government Grants	Proceeds	Net
Schemes Awaiting Transfer from Development Agents	£	£	£	£
EMH Housing & Regeneration Limited	1,477,300	(737,000)	-	740,300

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

	2022	2021
	£	£
14 TRADE AND OTHER DEBTORS		
Current tenant arrears	17,551	20,485
Less provision for bad and doubtful debts	(2,797)	(443)
Former tenant arrears	9,727	20,745
Less provision for bad and doubtful debts	(9,727)	(20,745)
Trade debtors	20,524	5,285
Prepayments and accrued income	18,222	110,848
Other debtors	142,518	412
Total debtors	196,018	136,587
Due within one year	196,018	136,587
15 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
Loans and overdrafts (see note 17)	335,701	335,924
Trade creditors	111,818	98,351
Rent received in advance	67,135	51,734
Accruals and deferred income	114,675	198,680
Interest payable to development agents	4,391	24,009
Other creditors	11,474	105,694
Pension deficit contributions (see note 21)	24,803	17,286
	669,997	831,678
16 CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR		
Loans and overdrafts (see note 17)	5,470,011	5,790,673
Deferred government grants (see note 19)	10,225,233	10,398,051
Recycled capital grant fund (see note 20)	216,478	157,631
Pension deficit contributions (see note 21)	133,706	77,267
	16,045,428	16,423,622

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

	2022 £	2021 £
17 LOANS		
Bank loans	3,443,853	3,642,142
Building Societies	2,361,859	2,484,455
	5,805,712	6,126,597

Loans are repayable at varying rates of interest in instalments due as follows:

In one year or less	335,701	335,924
Between one and two years	287,236	313,493
Between two and five years	916,629	895,893
In more than five years	4,266,146	4,581,287
	5,805,712	6,126,597

The association has loans that are classified as both basic (measured at amortised cost) and non-basic (measured at fair value) under FRS102. The non-basic loans are a result of clauses with the Coop bank loans where the loans are repayable on demand.

The fair value loans are measured using a discounted cash flow of future payments with a discount rate of 4.8% (2021: 5.4%).

The carrying value of the loans by category are summarised below;

Measured at amortised cost	5,728,957	6,047,457
Measured at fair value	76,755	79,140
	5,805,712	6,126,597

Fair value gain/(loss) on loans included in statement of comprehensive Income	2,281	(5,426)
---	-------	---------

The loan valuations above include a reduction of £30,846 (2021: £21,667) in respect of FRS102 Basic Financial Instruments amortised cost valuation method.

	At 1 April 2021 £	Cash flows £	Other non-cash changes £	At 31 March 2022 £
18 ANALYSIS OF CHANGES IN NET DEBT				
Cash and cash equivalents	797,173	511	-	797,684
<u>Borrowings</u>				
Debt due within one year	(335,924)	335,924	(335,701)	(335,701)
Debt due after one year	(5,790,673)	(15,039)	335,701	(5,470,011)
	(6,126,597)	320,885	-	(5,805,712)
Total Net Debt	(5,329,424)	321,396	-	(5,008,028)

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

19 DEFERRED GOVERNMENT GRANTS

	Social housing grant £	Other government grant £	Total £
At 1 April 2021	8,544,930	1,853,121	10,398,051
Released to income in the year	(82,192)	(15,718)	(97,910)
Disposed in the year	(74,908)	-	(74,908)
At 31 March 2022	8,387,830	1,837,403	10,225,233

20 RECYCLED CAPITAL GRANT

	Recycled capital grant fund £
At 1 April 2021	157,631
Interest credited to the fund	169
Transferred to fund during the year	58,678
At 31 March 2022	216,478

21 EMPLOYEE BENEFITS

The Pensions Trust - Social Housing Pension Scheme

As detailed in Note 6 employees are employed on Joint Contracts of Employment with Midlands Rural Housing and Village Development Association Limited (MRH). MRH participates in The Pensions Trust - Social Housing Pension Scheme. The entire assets and liabilities of this pension scheme is declared in the accounts of MRH.

A legal agreement is in place between the 5 entities involved in the joint contracts of employment which sets out how the pension costs of those jointly employed staff will be met by each entity. In line with this agreement the association therefore has a liability for its share of the deficit contribution payments arising under the plan. Under FRS102 Section 11 this creates a financial instrument between the association and MRH. This is separately declared within Note 15 - Creditors: amounts falling due within one year and Note 16 - Creditors: amounts falling due after one year, and is summarised below.

	2022 £	2021 £
Total pension deficit contributions	158,509	94,553

PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

	2022 £	2021 £
22 SHARE CAPITAL		

Share capital

Allotted, issued and fully paid at 1 April and 31 March	41	41
---	----	----

At 31 March 2022, the Association had 41 ordinary shares (2021: 41) in issue, with each share having a nominal value of £1. The shares have no rights to dividends nor to any share of assets of the Association in the event of it ceasing to operate.

23 CAPITAL COMMITMENTS

Capital expenditure that has been authorised by the Board of Management but has yet been contracted for	3,704,220	3,479,220
---	-----------	-----------

Sources of Funding

Social Housing Grants	890,500	838,000
Other Government Grants	480,000	420,000
New Loan Facilities	2,333,720	2,221,220

24 RELATED PARTIES

Board Member, Mr David Skinner, was also on the Board of Midlands Rural Housing and Village Development Association Limited.

Payments made during the year to Midlands Rural Housing and Village Development Association Limited on an arm's length basis in respect of staff costs, finance processing, accounting, development and other recharges are as disclosed in Note 6.