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# Pennant Housing Association Limited

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**Report and financial statements  
For the year ended 31 March 2022**

# Information

<b>Industrial and Provident Society number:</b>	25553R
<b>Welsh Government registration number:</b>	P092
<b>Registered office:</b>	3 <sup>rd</sup> floor, 220 High Street, Swansea, SA1 1NW
<b>Board:</b>	
Non-Executive Board members	<b>Francis Jones</b> (Chair) <b>Trevor Carr</b> <b>Mike Coakley</b> (from September 2021, observer to September 2021) <b>David Harris</b> (from September 2021, observer to September 2021) <b>Alun Williams</b> (Coastal appointee)  <b>Michael Burr</b> (resigned September 2021) <b>Kay Howell</b> (resigned September 2021)
Executive Board members (Coastal appointees) & Company Secretary	<b>Debbie Green</b> (Group Chief Executive) <b>Simon Jones</b> (Executive Director of Finance, Company Secretary)
<b>Other Executive Directors:</b>	<b>Caroline Belasco</b> (Executive Director of HR and Corporate Services) <b>Serena Jones</b> (Executive Director of Operations) <b>Kelly Thomas</b> (Executive Director of Development & Regeneration)
<b>Bankers:</b>	Barclays Bank PLC 262 Oxford Street, Swansea
<b>Solicitors:</b>	Blake Morgan One Central Square, Cardiff  Devonshires 30 Finsbury Circus, London  Hugh James Two Central Square, Central Square, Cardiff
<b>Auditors:</b>	Bevan Buckland LLP Cardigan House, Castle Court, Swansea Enterprise Park, Swansea

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# Report of the Board

The Board of Management present their report and audited financial statements for the year ended 31 March 2022.

## Principal Activities

Pennant Housing Association Limited (“the Association”) is a subsidiary of Coastal Housing Group Limited (“Coastal”, together “the Group”). Coastal has the ability to appoint and remove board members.

The Association is a non-charitable, not for profit company, and Coastal is charitable. Both are registered as social landlords with the Welsh Government and are Community Benefit societies.

The principal activity of the Association is the management of the Group’s home ownership activity.

## Business and financial review

The Association made a surplus for the year of £1,209,000 (2021: deficit of £120,000). Turnover was £8,445,000 (2021: £379,000) and operating costs were £7,035,000 (2020: £472,000) and a surplus on the sale of investments during the year of £23,000 (2021: £nil). The Association has also accounted for its share of the profits in joint ventures of £76,000 (2020: loss of £18,000).

After taking into consideration the result for the year, the Association's revenue reserves amount to £2,426,000 (2021: £1,217,000).

The Association’s main objective is to deliver new market sale housing. This includes marketing homes on behalf of Coastal where appropriate. The Association is committed to providing quality new homes in desirable locations, helping to enhance the areas in which it operates. The principle risks the Association faces are funding, development costs and the housing market. For this reason, the Association currently has a ‘site at a time’ approach to building in its own name while growing financial reserves to a level that will enable it to increase scale.

During 2021 the Association and Coastal reached agreement in respect of market sale properties at Coastal’s “The Hedgerows” housing development at Pennard, Gower. The companies agreed that Coastal would sell the properties to the Association and that the Association would sell the properties on the open market. The Association is responsible for purchasing the properties within a set time following practical completion, and the risk and reward of the ultimate selling price lies with the Association. The price paid per property represents a fair value for each transaction.

A number of properties which had already been reserved continued to be sold by Coastal and the Association earned a commission on these sales.

The Association’s “Colman Vale” development site at Pen y Fai in Bridgend had been significantly delayed by the pandemic. The Association is pleased to report that significant progress was made in the financial year and 8 of the 17 available properties were sold. Since the balance sheet date a further property has been sold and all the remaining properties bar 1 are reserved. The site has been funded by a combination of finance made available by Coastal and development finance from the Principality Building Society, the latter of which was repaid in December 2021 in accordance with the loan agreement.

Land previously acquired by the Association at Llannon in Carmarthenshire is being brought forward for development in the new financial year. The Association plans to deliver 47 – 6 x 2 bedroomed, 27 x 3 bedroomed, and 11 x 4 bedroomed – new homes, including 3 homes for low cost home ownership sale via Coastal. Agreement has been reached with Principality Building Society to provide development finance for this site.

The Association has managed the financial implications of the pandemic. The result for the year means that the Association now has growing financial reserves. Future growth plans are now being considered.

# Report of the Board

## Business and financial review (continued)

Financial plans are stress tested to ensure the Association's financial resilience and the Association has access to liquidity. Coastal has significant cash reserves and the Group's finances are strong. The company has also assessed the impact of not achieving affected sales values (which would also affect commissions on Coastal led sites) and has made prudent forecasts in financial plans.

The Association is an investor in the Welsh Housing Partnership, and there are two joint venture companies – The Welsh Housing Partnership Limited (“WHP”) and WHP2 Limited (“WHP2”). The Board is satisfied with the financial performance of both joint ventures. More information is given in note 18.



Pennant's Llannon development

## Board members and executive directors

The Board members of the Association and executive directors of the Group are set out on the information page. The Board is made up of non-executive and executive members, some of whom are appointed by Coastal.

## Report of the Board on corporate governance

The Board is responsible for the overall control of the Association and is drawn from a wide background bringing together professional, commercial and local expertise. The inclusion of executives and Coastal appointees on the Board during the year reflects the focus of the Association on home ownership activity. The Board generally meets five times per year and day to day operations are delegated to the Group Chief Executive.

The Association is committed to the highest standards of governance and has formal terms of reference with Coastal.

# Report of the Board

## Internal Financial Control

The Board acknowledges its overall responsibility, applicable to all organisations within the Group, for establishing and maintaining the whole system of internal control and for reviewing its effectiveness.

The system of internal control is designed to manage, rather than eliminate, the risk of failure to achieve business objectives, and to provide reasonable assurance against material misstatement or loss.

The process for identifying, evaluating and managing the significant risks faced by the Association and the Group is ongoing and has been in place throughout the period commencing 1 April 2021 up to the date of approval of the report and financial statements.

Key elements of the control framework, applicable to the Group, include:

- Coastal Board approved terms of reference and delegated authorities for Boards and Committees
- clearly defined management responsibilities for the identification, evaluation and control of significant risks
- robust strategic and business planning processes, with detailed financial budgets and forecasts
- appropriate recruitment, retention, training and development policies for all staff
- established authorisation and appraisal procedures for development and other significant commitments
- a documented approach to strategic treasury management
- regular reporting to the appropriate committee on key business objectives and outcomes
- Coastal Board approved whistle-blowing and fraud policies covering prevention, detection and reporting, together with recoverability of assets
- regular monitoring of loan covenants and requirements for new loan facilities

The Board cannot delegate ultimate responsibility for the system of internal control but the Coastal Board has delegated authority to the audit committee to regularly review the effectiveness of the Group's system of internal control. The Board of Coastal receives audit committee meeting minutes. The annual report of the internal auditor has been reported to the Board of Coastal. Any matters relevant to the Association are referred to the Board.

# Report of the Board

## Statement of the responsibilities of the Board for the report and financial statements

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit legislation requires the Board to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws). Under the Co-operative and Community Benefit legislation the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and surplus or deficit of the Association and Group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice (SORP) Accounting by Registered Housing Providers Update 2018 (Housing SORP 2018), have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and Association and enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and The Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015. It 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.

In so far as each of the directors is aware:

- there is no relevant audit information of which the Association's auditors are unaware; and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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

## Annual general meeting

The annual general meeting will be held on 26 September 2022 at 220 High Street.

## External auditors

A resolution to re-appoint Bevan Buckland LLP will be proposed at the annual general meeting.

The report of the Board was approved by the Board on 18 July 2022 and signed on its behalf by:



**Trevor Carr**  
Chair of the meeting

# Independent auditor's report to the members of Pennant Housing Association Limited on corporate governance

In addition to our audit on the financial statements for the year ended 31 March 2022, we have reviewed the Board's statement on the company's compliance with the Welsh Assembly Government Circular 02/10, Internal Financial Controls and Financial Reporting ("the Circular").

The objective of our review is to enable us to conclude on whether the Board has provided the disclosures required by the Circular and whether the statement is consistent with the information of which we are aware from our audit work on the financial statements.

We are not required to form an opinion on the effectiveness of the Association's corporate governance procedures or its internal financial control.

## Opinion

With respect to the Board's statement on internal financial control on page 3, in our opinion the Board of Management has provided the disclosures required by the Circular and the statement is consistent with the information of which we are aware from our audit work in the financial statements.



**Bevan Buckland LLP**  
Chartered Accountants & Statutory Auditors  
Cardigan House  
Castle Court  
Swansea Enterprise Park  
Swansea  
SA7 9LA

Date: 18 July 2022

**Bevan**  **Buckland LLP**  
Chartered accountants, tax and financial planners

# Independent auditor's report to the members of Pennant Housing Association Limited under The Co- Operative and Community Benefit Societies Act 2014 For the year ended 31 March 2022

## Opinion

We have audited the financial statements of Pennant Housing Association for the year ended 31 March 2022 which comprise the Association statement of comprehensive income, the statement of changes in reserves, the statement of financial position, the cash flow statement and its related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2022 and of the income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

## 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 other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## Other Information

The Board are responsible for the other information. The other information comprises the information included in the Association annual report, other than the financial statements and our auditor's report thereon. The Board are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

# Independent auditor's report to the members of Pennant Housing Association Limited under The Co- Operative and Community Benefit Societies Act 2014 For the year ended 31 March 2022

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

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 require 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 board**

As explained more fully in the Statement of Responsibilities of the Board, (set out on page 4), the Board 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 Board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board are 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 Board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

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

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

## **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, and then, design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

We discussed our audit independence complying with the Revised Ethical Standard 2019 with the engagement team members whilst planning the audit and continually monitored our independence throughout the process.

# Independent auditor's report to the members of Pennant Housing Association Limited under The Co- Operative and Community Benefit Societies Act 2014 For the year ended 31 March 2022

## **Identifying and assessing potential risks related to irregularities.**

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- enquiring of management, including obtaining and reviewing supporting documentation, concerning the company's policies and procedures relating to:
  - identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations;
- discussing among the engagement team how and where fraud might occur in the Financial Statements and any potential indicators of fraud. As part of this discussion, we identified potential for fraud in the following areas;
  - Purchasing in relation to the development programmes, including any sales to connected individuals at below market value;
  - The recognition of development expenditure in the correct period;
  - The rationale of any major fund flows during the period;
- obtaining an understanding of the legal and regulatory frameworks that the company operates in, focusing on those laws and regulations that had a direct effect on the Financial Statements or that had a fundamental effect on the operations of the Association, The key laws and regulations we considered in this context included the UK Companies Act and relevant tax legislation.

## **Audit response to risks identified**

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with relevant laws and regulations;
- enquiring of management concerning actual and potential litigation and claims; performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance and reviewing correspondence with HMRC; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

# Independent auditor's report to the members of Pennant Housing Association Limited under The Co- Operative and Community Benefit Societies Act 2014 For the year ended 31 March 2022

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

## Use of our report

This report is made solely to the Association's members, as a body, in accordance with Part 7 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 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.



## Bevan Buckland LLP

Chartered Accountants & Statutory Auditors  
Cardigan House  
Castle Court  
Swansea Enterprise Park  
Swansea  
SA7 9LA

Date: 18 July 2022

**Bevan**  **Buckland LLP**  
Chartered accountants, tax and financial planners :

# Statement of Comprehensive Income

	Note	2022 £'000	2021 £'000
Turnover	2	8,445	379
Operating costs	2	(7,035)	(472)
Surplus on sale of Investments		23	-
<b>Operating surplus/(deficit)</b>		<b>1,433</b>	<b>(93)</b>
Share of result in joint ventures	4	76	(18)
Interest payable and similar charges	5	(35)	(33)
<b>Surplus/(deficit) on ordinary activities before taxation</b>		<b>1,474</b>	<b>(144)</b>
Tax on surplus/(deficit) on ordinary activities	8	(265)	24
<b>Surplus/(deficit) for the year</b>		<b>1,209</b>	<b>(120)</b>
<b>Total comprehensive income for the year</b>		<b>1,209</b>	<b>(120)</b>

The accompanying notes form part of these financial statements.

Historical cost surpluses and deficits were identical to those shown in the statement of comprehensive income.

The financial statements were approved by the Board on 18 July 2022 and were signed on its behalf by:

**Chair of the meeting**



Trevor Carr

**Board member**



Alun Williams

**Secretary**



Simon Jones

## Statement of Changes in Reserves

	<b>Total reserves £'000</b>
At 1 April 2021	1,217
Surplus from statement of comprehensive income	1,209
Increase in share capital	-
<b>At 31 March 2022</b>	<b><u>2,426</u></b>

## Statement of Financial Position

	Note	2022 £'000	2021 £'000
<b>Investments</b>			
Investment in joint ventures	18	13,469	13,393
Long term investments	10	239	239
Homebuy loans		1,063	1,102
<b>Total fixed assets</b>		<b>14,771</b>	<b>14,734</b>
<b>Current assets</b>			
Work in progress		4,106	4,925
Debtors due within one year	11	10	78
Cash at bank and in hand		500	575
		<b>4,616</b>	<b>5,578</b>
Creditors: due in one year	12	(3,225)	(5,320)
<b>Net current assets</b>		<b>1,391</b>	<b>258</b>
<b>Total assets less current liabilities</b>		<b>16,162</b>	<b>14,992</b>
Grant relating to joint ventures	13	(12,673)	(12,673)
Homebuy grants due after more than one year	13	(1,063)	(1,102)
<b>Net assets</b>		<b>2,426</b>	<b>1,217</b>
<b>Capital and reserves</b>			
Share capital	14	-	-
Revenue reserve		2,426	1,217
<b>Total capital and reserves</b>		<b>2,426</b>	<b>1,217</b>

The accompanying notes form part of these financial statements.

The financial statements were approved by the Board on 18 July 2022 and were signed on its behalf by:

**Chair of the meeting**



Trevor Carr

**Board member**



Alun Williams

**Secretary**



Simon Jones

## Statement of Cash Flows

	Note	2022 £'000	2021 £'000
<b>Net cash generated from operating activities</b>	<b>17</b>	<u>2,572</u>	<u>(86)</u>
<b>Cash flow from financing activities</b>			
Loan drawdowns		-	687
Interest payable		(215)	(144)
Loan repayments		(1,687)	-
Intercompany loan repayments		(808)	-
<b>Net cash from financing activities</b>		<u>(2,710)</u>	<u>543</u>
<b>Cash flow from investing activities</b>			
Social housing received for joint ventures		-	1,376
Proceeds from sale of investments		63	-
Increase in WHP investment		-	(1,875)
<b>Net cash from investing activities</b>		<u>63</u>	<u>(499)</u>
<b>Net change in cash and cash equivalents</b>		<u>(75)</u>	<u>(42)</u>
<b>Cash and cash equivalents at beginning of year</b>		<u>575</u>	<u>617</u>
<b>Cash and cash equivalents at end of the year</b>		<u><b>500</b></u>	<u><b>575</b></u>

# Notes to the Financial Statements

## Legal status

The Association is registered under the Co-operative and Community Benefit Societies Act 2014, and is a not for profit Registered Social Landlord with non-charitable status, registered with the Welsh Government. The Association is a subsidiary of Coastal Housing Group Limited, which has charitable status and is also registered as a Registered Social Landlord with the Welsh Government.

## 1. Accounting policies

The principal policies are summarised below. They have all been applied consistently throughout the year and the preceding year.

### Format of accounts

The Association is a public benefit entity. The financial statements have been prepared in accordance with applicable financial reporting standards in the United Kingdom, including the Statement of Recommended Practice for "Accounting by Registered Social Housing Providers" as updated in 2018 (Housing SORP 2018), and comply with the Accounting Requirements for Social Landlords registered in Wales General Determination 2015.

### Going Concern

The Association's business activities, its current financial position and the factors likely to affect its future development are set out within the Report of the Board on page 1. The Association has in place debt facilities which provide adequate resources to finance committed reinvestment and development programmes, along with day to day operations. The Association has a long-term business plan which shows that it can service these debt facilities while continuing to comply with lenders' covenants. The Association regularly carries out a reassessment of the business plan as well as an assessment of the likelihood of any imminent or future breach of borrowing covenants.

On this basis, the Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. For this reason, it continues to adopt the going concern basis in the financial statements.

### Turnover

Turnover comprises revenue from sale of properties developed for sale, commission on the sale of properties by Coastal, and fees charged to Coastal for managing other property transactions on its behalf. Surpluses or deficits resulting from the sale of fixed asset investments are shown in the income and expenditure account under surpluses/deficits from the sale of fixed assets. Revenue is recognised when the completion of the property transaction has been achieved. Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

### Home Buy Option

Where the Association received an allowance from the Welsh Government to administer the sale of property under the "Home Buy Option" initiative and in turn has made an interest free loan to the purchaser secured by a Charge on the property, the whole of the loan together with allowances has been transferred to investments and matched Social Housing Grant retained.

### Tangible fixed assets and depreciation

Depreciation is provided evenly on the cost of tangible fixed assets to write them down to their estimated residual value over their expected useful lives. The principal annual rates used for fixed assets are:

Fixtures and fittings	5-10 years
Computer Equipment	3 years

# Notes to the Financial Statements

## Debtors

Short term debtors are measured at transaction price less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method less any impairment. Where deferral of payment terms have been agreed at below market rate and where material, the balance is shown at the present value, discounted at a market rate.

## Creditors

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

## Work in progress

Work in progress comprises costs associated with properties under construction, valued at the lower of cost and net realisable value. Cost comprises materials, direct labour and direct development overheads. Net realisable value is based on estimated sales price after allowing for all further costs of completion and disposal.

## Development costs

Development costs are capitalised in as much as they comprise purchase price, directly attributable costs to bring the properties into working condition for their intended use and incremental costs that would have been avoided only if the properties had not been constructed as required. Any other development costs which are not directly attributable have been written off to the Statement of Comprehensive Income.

## Interest payable

Interest is capitalised on borrowings to finance developments to the extent that it accrues in respect of the period of development if it represents either:

- a) interest on borrowings specifically financing the development programme after deduction of social housing grant (SHG) received in advance; or
- b) a fair amount of interest on borrowings of the Association as a whole after deduction of SHG received in advance to the extent that they can be deemed to be financing the development programme.

Other interest payable is charged to the income and expenditure account in the year.

## Fixed Asset Investments

Investments held as fixed assets are stated at cost due to being shared equity properties.

## Pensions

The pension costs represent a proportion of Coastal Housing Association's costs which have been recharged to the Association. The accounting policy is shown within Coastal Housing Association's financial statements.

# Notes to the Financial Statements

## Deferred taxation

The payment of taxation is deferred or accelerated because of timing differences between the treatment of certain items for accounting and taxation purposes. Except as noted below, full provision for deferred taxation is made under the liability method on all timing differences that have arisen, but not reversed by the balance sheet date.

In accordance with FRS 102, deferred tax is not provided for gains on the sale of non-monetary assets if the taxable gain will probably be rolled over.

Deferred tax is measured at the tax rates that are expected to apply in the periods when the timing differences are expected to reverse, based on tax rates and law enacted or substantively enacted at the balance sheet date. Deferred tax assets and liabilities are not discounted.

## Joint ventures

The Association accounts for joint ventures under the gross equity method in line with Housing SORP 2018. The investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in share of net assets.

## Notes to the Financial Statements

### 2. Particulars of turnover, cost of sales, operating costs and operating surplus

#### Continuing activities

	Turnover £'000	Operating costs £'000	2022 Surplus on sale £'000	Operating deficit £'000
<b>Other social housing activities</b>				
Sale to Coastal Housing Group for shared equity resale	47	(61)	-	(14)
<b>Non social housing activities</b>				
Properties developed for outright sale	8,200	(6,970)	-	1,230
Commissions and fees	198	(4)	-	194
Surplus on sale of investments	-	-	23	23
	<u>8,445</u>	<u>(7,035)</u>	<u>23</u>	<u>1,433</u>

	Turnover £'000	Operating costs £'000	2021 Surplus on sale £'000	Operating deficit £'000
<b>Other social housing activities</b>				
Other revenue grants	9	-	-	9
<b>Non social housing activities</b>				
Properties developed for outright sale	254	(393)	-	(139)
Commissions and fees	116	(79)	-	37
	<u>379</u>	<u>(472)</u>	<u>-</u>	<u>(93)</u>

### 3. Operating deficit

The operating deficit is arrived at after charging:

	2022 £'000	2021 £'000
Auditor's remuneration (including VAT)	6	6
Other non-audit services (including VAT)	1	1
	<u>7</u>	<u>7</u>

## Notes to the Financial Statements

### 4. Share of result in joint ventures

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
Surplus/(deficit) on share in joint ventures	<u>76</u>	<u>(18)</u>

### 5. Interest payable and similar charges

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
Loans and bank overdrafts	215	144
Amount carried forward as work in progress	(180)	(111)
	<u>35</u>	<u>33</u>

### 6. Employees

This note relates to employees paid by Coastal Housing Group Limited, who work directly on behalf of the Association. The average monthly number of employees expressed as full time equivalents is:

	<b>2022</b> <b>No</b>	<b>2021</b> <b>No</b>
Employees	<u>5</u>	<u>5</u>

### Employee costs

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
Wages and salaries	150	134
Social security costs	13	11
Other pension costs	9	10
	<u>172</u>	<u>155</u>

### 7. Board members and executives

No fees or expenses were paid to non-executive board members during the year. No senior executives were paid in the year by the Association.

# Notes to the Financial Statements

## 8. Tax on deficit on ordinary activities

The tax rate for the year is 19% (2021: 19%)

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
<b>Current tax</b>		
UK corporation tax on surplus/(deficit) for the year	265	(24)
	<u>265</u>	<u>(24)</u>

## 9. Investment in joint ventures

Investment in joint ventures relates to a collaborative venture of housing associations in Wales. There are two joint venture companies, The Welsh Housing Partnership Limited and WHP2 Limited. Both companies are joint ventures between the Association, Hendre Group, Pobl Group and Cymdeithas Tai Clwyd.

The investments represent equity shares held by the Association in the joint venture companies. Note 18 indicates the investment in each joint venture company and the Association's share in joint venture results.

The Association has received social housing grant to help fund the venture.

## 10. Long term investments

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
At 1 April and 31 March	239	239
	<u>239</u>	<u>239</u>

## 11. Debtors

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
Value Added Tax	10	10
UK corporation tax	-	26
Other debtors	-	42
	<u>10</u>	<u>78</u>

## Notes to the Financial Statements

### 12. Creditors: Amounts falling due within one year

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
UK corporation tax	239	-
Amounts due to Coastal Housing Group	2,685	3,162
Loans	-	1,687
Trade creditors	216	178
Accruals	85	293
	<u>3,225</u>	<u>5,320</u>

#### Security

The building society loans are secured by fixed charges on work in progress and land.

### 13. Creditors: Amounts falling due after more than one year

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
Grant relating to joint ventures	12,673	12,673
Homebuy grant	1,063	1,102
	<u>13,736</u>	<u>13,775</u>

### 14. Called up share capital

	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
Shares of one pound each fully paid and issued	12	10
	<u>12</u>	<u>10</u>

The shares provide members with the right to vote at general meetings, but do not provide any rights to dividends or distributions on winding up.

# Notes to the Financial Statements

## 15. Capital commitments

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
<b>Capital expenditure</b>		
Contracted less certified	680	2,147
Expenditure authorised by the Board, but not contracted	7,938	-
	<u>8,618</u>	<u>2,147</u>

## 16. Analysis of changes in net debt

	<b>At 1</b> <b>April</b> <b>2021</b> <b>£'000</b>	<b>Cash</b> <b>flows</b> <b>£'000</b>	<b>Movement</b> <b>in creditors</b> <b>due within</b> <b>one year</b> <b>£'000</b>	<b>At 31</b> <b>March</b> <b>2022</b> <b>£'000</b>
Cash at bank and in hand	575	(75)	-	500
Loans due less than one year	(1,687)	1,687	-	-
Loans due to Coastal Housing Group	(3,065)	808	-	(2,257)
	<u>(4,177)</u>	<u>2,420</u>	<u>-</u>	<u>(1,757)</u>

## 17. Net cash flow from operating activities

	<b>2022</b> <b>£'000</b>	<b>2021</b> <b>£'000</b>
Surplus/(deficit) for the year	<u>1,209</u>	<u>(120)</u>
<b>Adjustments for non-cash items</b>		
Share of operating (surplus)/deficit in joint ventures	(76)	18
Surplus on sale of fixed asset	(23)	-
Reduction in Homebuy grant	(39)	-
Taxation Charge	265	(24)
<b>Working capital movements</b>		
Decrease/(increase) in properties for sale and WIP	999	(1,325)
Decrease/(increase) in trade and other debtors	67	(260)
(Decrease)/increase in trade and other creditors	(195)	1,373
Increase in intercompany creditors	330	219
<b>Adjustments for investing or financing</b>		
Interest payable	35	33
<b>Net cash generated from operating activities</b>	<u>2,572</u>	<u>(86)</u>

# Notes to the Financial Statements

## 18. Joint ventures

The joint ventures relate to 30% holdings held by the Association in The Welsh Housing Partnership Limited (WHP) and WHP2 Limited (WHP2), both companies being incorporated in the United Kingdom. The principal activity of the companies is to purchase properties and lease them to housing associations connected to the investors. Their principal place of business is the Pobl Group offices at The Old Post Office, Exchange House, High Street, Newport, NP20 1AA.

WHP was incorporated in August 2011 and WHP2 was incorporated in December 2016.

The latest financial statements of WHP and WHP2 have been prepared to 31 December 2021. The year end does not coincide with the Association's year end of 31 March 2022. The Association's share of the surplus of WHP and surplus of WHP2 from the 31 December 2021 period has been absorbed into the Group's March 2022 year end via the gross equity method. There were no material transactions between 31 December 2021 and 31 March 2022.

The Association's share of the joint ventures at 31 December 2021 was as follows:

	<b>WHP December 2021 £'000</b>	<b>WHP2 December 2021 £'000</b>	<b>Total December 2021 £'000</b>	<b>December 2020 £'000</b>
<b>Turnover</b>	1,129	792	1,921	1,671
Administrative expenses	(102)	(128)	(230)	(185)
<b>Operating surplus</b>	<u>1,027</u>	<u>664</u>	<u>1,691</u>	<u>1,486</u>
Surplus on sale of assets	8	-	8	-
Interest payable and similar charges	(995)	(562)	(1,557)	(1,467)
Other finance costs	-	-	-	-
<b>Profit on ordinary activities before taxation</b>	<u>40</u>	<u>102</u>	<u>142</u>	<u>19</u>
Tax on profit on ordinary activities	(25)	(41)	(66)	(37)
<b>Profit for the financial year</b>	<u>15</u>	<u>61</u>	<u>76</u>	<u>(18)</u>
Fixed assets	32,785	25,876	58,661	52,279
Current assets	1,144	545	1,689	1,499
Creditors: falling due within one year	(583)	(197)	(780)	(798)
Creditors: falling due after more than one year	(27,644)	(18,457)	(46,101)	(40,562)
<b>Shareholders' funds</b>	<u>5,702</u>	<u>7,767</u>	<u>13,469</u>	<u>12,418</u>

# Notes to the Financial Statements

## 18. Joint ventures (continued)

Association share in joint ventures:	March 2022 £'000	March 2021 £'000
<b>WHP</b>		
WHP investment as at 31 December	4,891	4,891
Interest in WHP	810	795
<b>Total interest in WHP</b>	<u>5,701</u>	<u>5,686</u>
<b>WHP2</b>		
WHP2 investment as at 31 December	7,625	6,650
Interest in WHP2	143	82
Total interest in WHP2 at 31 December	7,768	6,732
Capital Investment in WHP2 in January 2021	-	975
<b>Total interest in WHP2</b>	<u>7,768</u>	<u>7,707</u>
<b>Investment in joint ventures</b>	<u><u>13,469</u></u>	<u><u>13,393</u></u>

## 19. Contingent liability

Social housing grant may become repayable in the following circumstances:

- Disposal of a property (including disposals on assisted ownership terms) other than to another RS;
- Change of use of a property to a use that would be eligible for a lesser amount of grant;
- Change of use of a property to a use that would not be eligible for a grant;
- Demolition of a property where the site does not form part of a new social housing development by an RS;
- A disposal giving rise to a repayment of discount under Schedule 2 to the Housing Association Act 1985.

## 20. Related parties

During the year the Association purchased newly developed properties from Coastal for market sale on the open market. There were 14 purchases at a cost of £3,579,725. Pennant received £46,949 during the year from Coastal in relation to the sale of 3 properties for onward sale on a shared equity basis.

During the year the Association sold properties and managed other property transactions on behalf of Coastal. This resulted in payments of commissions and fees to the Association of £197,550 (2021: £115,881).

Coastal has a loan agreement with the Association in that a maximum borrowing of £5m can be taken at any one given time. Interest is charged at a rate of 4.0% per annum (variable) on this loan to the extent that it is funding the Association's day to day activities. Interest is not charged on the element of the loan required by the Association to invest in joint ventures on the basis that this investment is at Coastal's request and the Association does not expect to receive dividends in the normal course of business of the joint venture companies. Interest charged to the Association during the year amounted to £131,415 (2021: £92,050). This year's interest is split between the interest charge shown in the Statement of Comprehensive Income and in note 5 as part of £179,787 interest carried forward as work in progress.

The Association has a loan agreement with Coastal in that surplus funds may be invested in Coastal thereby optimising the borrowings of the Group as a whole. Interest is charged at 3.5% (variable) on this loan. Interest charged to Coastal Housing Group Limited during the year amounted to £nil (2021: £nil).

## 21. Parent Company

The ultimate parent undertaking of the Association during the year was Coastal Housing Group Limited.