Eden Housing Association Limited

Financial Statements for the Year Ended 31 March 2022

Registered Society under the Co-operative and Community Benefit Societies Act 2014 and an Exempt Charity No. 28435R

Contents

Board Members, Executive Directors, Advisors and Bankers

Board		
Chair	Beth Furneaux	
Vice Chair	Fra Cooke	
Board members	Bob Clark	Resigned 04 March 2022
	Neil Hughes	
	Paul Foote	
	Charlotte Quinn	
	Rebecca White	
	Douglas Ross	
	Michael Baker	
	Douglas Todhunter	Appointed 21 September 2021
	Peter Fletcher	
	Ian Tupling	
Executive Directors		
Chief Executive	John Clasper	Resigned 31 March 2022
	Geraldine Kay	Appointed 17 January 2022
Company Secretary	Kristina Thrush	Resigned 31 December 2021
	Guy Johnson	Appointed 01 January 2022
Director of Finance & Corporate Resources	Kristina Thrush	Resigned 31 December 2021
	Guy Johnson	Appointed 01 January 2022
Director of Operations	Jenny Everingham	

Registered Office

Blain House
Bridge Lane
Penrith
Cumbria
CA11 8QU

Registered Number

Registered society under the Co-operative and Community Benefit Societies Act 2014 and an exempt charity No.28435R

Registered by the Homes and Communities Agency Number L4140

Auditors

Beever and Struthers
St George’s House
215-219 Chester Road
Manchester
M15 4JE

Bankers

Barclays Commercial Bank
Midlands Team
PO Box 3333, One Snowhill
Snowhill Queensway
Birmingham
B3 2WN

Strategic Report of EHA Board
The Board of Eden Housing Association (EHA) presents its annual report and the audited financial statements for the association and the Group for the year ended 31 March 2022.

Principal Activities
The principal activities during the year were the provision and management of affordable rented accommodation and housing related support services for people in need.

Business Review

From April 2021, we started to focus on delivering our new corporate plan. Informed by extensive engagement with our tenants and other key stakeholders, and developed through the Autumn of 2020 and Spring of 2021, *Succeeding Together* 2021-2024 sets out our 3-year priorities;

a) Tenant Voice and influence
b) Investment in assets
c) Value in collaboration
d) Outstanding organisation

The plan signals our intention to work with others to achieve more than we are able to alone. It recognises and places first our tenant priorities around safety in the home and repairs and maintenance. Additionally, our Board is aspirational in its expectations on providing good value and pursuing improvement in everything we do.

This year continued to be dominated by the Covid-19 pandemic and the business continued to be very resilient. Our colleagues have demonstrated fantastic flexibility and gone above and beyond right from the beginning of the first national lockdown, and with the help and assistance of all our key partners, providing services during the pandemic remained a priority as well as providing support to our customers and colleagues and delivering on our corporate priorities.

Tenant Voice and Influence

Our Tenant Engagement & Insight Officer has continued to work with managers and colleagues to ensure that we see and hear our tenants and make sure we place them at the heart of everything we do. Much of the year was spent working with tenants and colleagues on developing our new tenant engagement policy which was approved at Board in January 2022. Our new policy builds on previous versions and really focusses on embedding an engagement culture. A workplan attached to the policy sets out a series of projects to deliver over 2022/23, all of which will strengthen our engagement with tenants and the degree to which tenant are able to effectively influence policy development and service delivery, ensuring our resources are targeted in the areas that are most important.

Our Tenant Scrutiny Panel completed four reviews during the year – firstly completing a review of our neighbourhood management approach and influencing the new neighbourhood management policy. This was followed by two shorter reviews looking at how well we comply with the Consumer Standards and the requirements of the NHF Together with Tenants Charter. Finally, they helped set the parameters and framework for a new small-scale fund to help support training for tenants and costs for running community projects our tenants are involved in. Recommendations for improvements made by the panel have either already been actioned, or are in planning.

Our Tenants Opinion Panel has continued to grow in numbers – with nearly 100 members signed up now and regularly taking part in consultations and surveys in areas that matter to them. We also ran three wider consultations over the year which considered ICT strategy development, preference for engagement and methods of communication and the proposal for the 2022 rent increase.

The Complaints Panel, formed by two tenants, two members of the Scrutiny Panel and two Board Members have met as planned over the year to consider trends in Complaint details, complaint handling and various associated matters – including our compliance with the Housing Ombudsman Service Complaints Handling Code.

Our tenants told us that they really wanted better digital access to our services, and we have been working on developing *My Account,* our tenant's portal. Over 500 tenants are now signed up for *My Account* and we're planning on having a full launch during 2022 now that we've added some self-service options for our repairs service as well as being able to check balances, pay rent, report problems etc.

Investment in Assets

We haven't built any new properties this year, instead concentrating on project development including supporting a project led by a community group in Eden. We are optimistic that significant progress will be made on this project in the coming year, with new homes delivered during 2023/24.
Because of the ongoing situation with Covid19, we changed some investment plans around this year and focussed as far as possible on outdoor work on roofs and windows to help keep everyone safe, as well as maintaining investment in our homes. This means that some kitchen replacements were postponed for the year, and we're grateful for the understanding from affected tenants who will now see their kitchens replaced during 2022/23 instead.

As a smaller association, the likely future demand presented by new building safety and environmental/carbon reduction requirements on our finances and resources continue to present some degree of risk. We have invested in a new asset management system to help make our systems, planning, modelling and reporting more robust. Work on rolling out the new system will continue into 2022/23. The new system will help support a return to publishing a rolling three-year investment programme which tenants and front-line staff have told us they are keen to see.

Value in Collaboration

Our team has continued to work closely with our local contractors to prioritise emergency and safety works. Ongoing issues caused by the pandemic and supply chain problems have continued throughout the year and we are grateful for the ongoing support from our contractors and the patience shown by our tenants when things haven't always gone to plan.

Close and joint working with care and support staff at our assisted living and extra care schemes has helped reassure tenants and their families and loved ones during some challenging times.

We continue to carry out the statutory homeless function on behalf of Eden District Council. High demand for the service and the provision of temporary and supported accommodation has continued through the second year of the pandemic. We have worked closely with statutory and voluntary agencies to try and ensure everybody that needs it has received appropriate holistic support whilst accessing advice and assistance around their housing options.

We have sustained our partnership work with Cumbria Law Centre who have maintained a dedicated benefits and debt advice service for our tenants throughout the year and increasing demand has led to waiting lists developing at times of peak demand. We have also worked with colleagues at Carlisle & Eden Citizens Advice Bureau, referring eligible tenants for direct financial support and also energy advice from their specialist workers.

We have continued to act as managing agent for both Mitre Housing Association and Lyvennet Community Trust, helping them to deliver services to their tenants and residents.

Over the course of the year we have continued to explore partnership and collaboration opportunities, recognising that sharing expertise and resources can help deliver better services and greater value for our tenants. We anticipate that projects first discussed this year will come to fruition in 2022/23.

Finally, we were delighted to partner for the first time with Sheffield Hallam University, successfully recruiting a graduate intern for work over the summer of 2021. We provided the intern with their first experience working for a housing association, and in return she helped deliver a number of key projects on communications for tenants around building safety. We've always offered work experience opportunities for pupils from local secondary schools, and now we're continuing to explore other under-graduate and graduate opportunities with Sheffield Hallam and other higher education providers. We have also made sure there is funding available to recruit a new apprentice in 2022.

Outstanding Organisation
We aim to keep our employees informed and engaged on all matters affecting them and on the progress of the association. This is carried out in a number of ways, including formal and informal briefings and meetings.

An annual staff survey is conducted. Our latest survey was independently carried out in March 2022 and was a cultural survey. The response rate was 84% and overall very positive results on the culture of the organisation and commitment of staff to the organisation and community. There were some areas of improvement and these have formed the action plan for 2022/23.

The association received affirmation of its continued G1 / V1 regulatory judgement in February 2022.

We are in the process of recruiting 3 new board members following the resignation of one board member in March and the retirement of 2 more due in September 2022. Our Board continues to be made up of unpaid volunteers and will be looking to use the opportunity for increasing diversity and continuing recruiting highly skilled and experienced non-executives.

We have adopted the National Housing Federation (NHF) Governance Code 2020. The Board have reviewed compliance against each of the provisions of the code and the Board is assured the Eden Housing Association is fully compliant with the Code. To enable continuous improvement, the board has identified a number of enhancements actions to further support compliance

We have a viable 30-year financial business plan and have started paying down debt in order to line up for refinancing at an optimum time in the next couple of years.

Value for Money (VFM)

Introduction

Our VFM Strategy supports our core mission, "to be a good trusted social landlord and employer with a strong sense of place" and we aim to optimise the use of our assets and resources to invest in our people and our communities to deliver this.

The Board has an approved approach to VFM, as detailed in its Value for Money Strategy, reflecting the requirements of the Value for Money Standard issued by the Regulator of Social Housing.

The VFM Strategy covers everything we do both at an operational and strategic level, focusing on outcomes against our strategic objectives.

VFM is about being effective in how we plan, manage and operate our business. It means making the best use of the resources available to us to provide quality homes in our communities backed by high quality services and support.

In simple terms we aim to make the best use of every pound we spend to;

- Provide better services for our tenants
- Invest in our existing housing stock
- Invest in our staff and key relationships
- Contribute to the delivery of much needed new affordable rented homes

Considering our current position, the VFM objectives are as follow:

- Efficiency gains through increased compliance/resource capacity
- Growth of developments/acquisitions pipeline
- Improved performance in repairs service for customers
- Reduced turnover of tenancies
- Ensure value of assets and data management system are well understood and that decisions for investment takes account of both
- Development of partnership and collaborations
- Further embed VFM within the culture and be an outstanding organisation
- Secure long-term refinancing
- Benchmark effectively with top of class Associations

Performance Metrics

Our Board monitors performance against the key metrics directed by the Regulatory Standard on a quarterly basis and recognises these as a consistent base from which to build an indicative financial view of the organisation and those that we compare ourselves against.

In addition to the mandatory metrics taken from the VFM Standard our Board also monitors a small number of bespoke metrics to form part of its performance oversight. The following table demonstrates how we have performed on these metrics during 2021/22 compared with targets and prior year results and against our peers within the sector.

	2022/23 EHA Target	2021/22 EHA Actual	2021/22 EHA Target	2020/21 EHA Actual	2019/20 EHA Actual	2018/19 EHA Actual	2020/21 RSH Median
RSH Metrics							
Metric 1 - Reinvestment %	3.39%	**2.07%**	3.45%	1.79%	5.1%	3.6%	5.8%
* Metric 1b – Major Repairs %	1.72%	**1.91%**	2.12%	1.43%	1.9%	n/a	n/a
Metric 2a - New Supply SH %	0.00%	**0.00%**	0.00%	0.44%	0.8%	0.8%	1.3%
Metric 2a - New Supply SH-units	0	**0**	nil	8	14	14	n/a
Metric 3 - Gearing	43%	**47.18%**	49.0%	51.8%	55.1%	56.7%	43.9%
Metric 4 - EBITDA MRI	165%	**160.51%**	160%	196.7%	129%	196%	182%
Metric 5 - Headline Social Housing Cost Per Unit	£3,519	**£3,272**	£3,461	£2,861	£3,493	£2,673	£3,730
Metric 6a - OP Margin (SHL)	29.76%	**35.04%**	34.2%	42.0%	30.2%	37.8%	26.3%
Metric 6b - OP Margin (Total)	30.97%	**33.89%**	31.8%	40.2%	29.8%	36.7%	23.9%
Metric 7 - ROCE	4.06%	**4.46%**	4.2%	5.4%	4.3%	5.4%	3.3%
EHA Metrics							
Metric 8 - Management Cost per Unit	£1,406	**£1,219**	£1,407	£1,114	£1,134	£991	n/a
** Metric 9 – Arrears as % of Rent Debit	1.4%	**1.12%**	1.4%	1.12%	93.9%	102.2%	n/a
Metric 10a- % of Void Rent Loss	1.72%	**1.04%**	1.32%	1.12%	0.97%	1.51%	n/a
Metric 10b – Out of Management Voids	2	**2**	2	3	3	11	n/a
Metric 11 - % of tenants would recommend EHA to family and friends	90%	**90%**	90%	98%	95%	97.2%	n/a
Metric 12 - Bad Debt Indicator	£230,000	**£165,170**	£230,000	£177,148	£189,436	£221,593	n/a

Our metrics like many similar organisations, reflect a snapshot of where we are in our own journey whilst the backward look trend is helpful to provide context.

The Registered Provider sector has generally reported higher surpluses as rental income has held up well and expenditure on maintenance has been somewhat curtailed in view of access difficulties, during national lockdowns and the availability of contractors due to shielding and isolating of its workforce.

Further explanation of performance against our VFM metrics follows;

Metrics 1a – Reinvestment and 1b Major Repairs %:
Reinvestment metric considers investment in properties (existing stock as well as new supply) as a % of total properties. *(This helps to demonstrate that EHA are is putting its finances to good use by maintaining and improving stock as well as adding to the asset base)*

The result shows an improvement on last year with better access to homes than in 2020/21, with the previous year being impacted more by the global pandemic. Capital investment in existing stock was below budget at the end of the year, although delivery was becoming easier after the last lockdown in winter 2021. There was little expenditure on new developments.

Metric 2 – New Supply of Social Housing (SH):
The Association delivered no new units this financial year (8 in 2020/21). This was in line with target and is due to where we are in the development cycle.

Metric 3 – Gearing:
Gearing measures, the proportion of borrowing in relation to the size of the asset base. *(It is similar to mortgage lenders loan to value ratio)*

Cash holdings are significantly above predicted levels due to delays in spend and capital expenditure. Debt was in line with anticipated levels. Overall net debt (loans less cash) was lower than budgeted, reducing/improving the level of gearing to 47.18 compared with the targeted level of 49%.

Metric 4 – Earnings Before Interest, Tax and Depreciation Amortization – Major Repairs Included
This measures financial performance before factoring financing cost, depreciation or accounting policies on major repairs. *(It approximates cash generated to cover interest payments and is a key indicator for liquidity and investment capacity).*

Slight delays in costs and capital investment in existing stock has resulted in slightly increased net earnings and hence improved the EBITDA MRI Interest Cover ratio.

Metric 5 – Headline Social Housing Cost Per Unit:
This uses costs within the accounts and divides the total costs by the number of properties to provide a cost per unit.

With slightly lower costs than budget, the cost per unit figure is better than target and increased when compared to the previous year due to more activity in 2021/22.

Metric 6a – Operating Margin (Social Housing Lettings only) and 6b Operating Margin (Total)
Operating Margin measures the profitability of operating assets before any interest and exceptional expenses are considered. *(It is a key indicator for the efficiency of an organisation)*

The Operating Margin (Social Housing Lettings Only) was slightly higher than target with less operating costs.

The Operating Margin (all operations) for the period was also ahead of target. This calculation of margin here includes all operating incomes and costs, including all non-social housing activity, gains and losses on property sales.

Metric 7 – Return on Capital Employed:
Return on Capital Employed compares the operating surplus to total assets less current liabilities. *(It is a common measure in the commercial sector to assess the efficient investment of capital resources)*

The ROCE for the year was 4.4%, above the targeted level of 4.2%. The operating surplus (return) was above our target to improve financial performance as noted above.

Metric 8 - Management Cost per Unit:
At £1,219, management costs were below the targeted level. A general reduction in most areas of expense despite some additional costs associated with covid.

Metric 9 – Arrears as % of Rent Debit:

Despite the challenges on household income from the continuing pandemic, tenants have continued to prioritise rent payments. Many of our tenants will have received furlough payment or other form of government support. Since March 2021 we have seen an additional 29 tenants claiming Universal Credit, now totalling 447 claimants at the end of March 2022. We provide support to our tenants by referrals to our hosted partner Cumbria Law Centre, which provides financial health check, budgeting, debt advice and other tailored support to ensure our tenants are maximising any entitlements.

Metric 10a - % of Void Rent Loss and 10b Out of Management Voids:
Void rent loss over the year was well within our target. We have very few properties out of management. Two properties are being held from letting as they require major structural work.

Metric 11 - % of tenants would recommend EHA to family and friends:
Our regular monthly surveys continue to indicate general high approval for the association and its service provision.

Metric 12 - Bad Debt Indicator:
Our bad debts have again been managed within our target. Our track record indicates we deploy effective prevention systems. We are not complacent and the year just gone has undoubtedly placed pressure on household incomes and we will monitor and manage income collection and debts diligently going forward.

Benchmarking
The Regulator for Social Housing published its annual Global Accounts 2020 in March 2021. These accounts are a rich data source for benchmarking purposes, though of course they need to be approached with caution, the accounts reported on one year only, with results potentially affected by many unknown factors. We have used the Global Accounts data to provide context for our work, to aid us to look in closer detail at our performance against the upper / lower quartile and against some local and out of county rural operators.

The following table highlights the results for the Association compared with data published in the Regulator for Social Housing published 2021 Global Accounts;

Registered Provider & (no. of units)	Financial Year End	Re-Invest. %	New Supply (Social) %	Gearing %	EBITDA MRI Interest Rate Cover %	Headline Social Housing Cost per unit, £k	Op Margin (SHL) %	Op Margin (Overall) %	ROCE %
Broadacres HA Ltd (6,415)	31/03/2021	5.0	1.7	42.8	120.4	4.21	18.8	10.5	1.5
Castles & Coasts HA Ltd (6,711)	31/03/2021	2.3	0.1	24.5	288.7	3.40	23.8	25.1	3.5
Eden HA Ltd (1,823)	**31/03/2022**	**2.07**	**0**	**47.18**	**160.51**	**3.31**	**35.0**	**33.9**	**4.4**
North Devon Homes (3,308)	31/03/2021	2.4	0.8	58.9	154.4	2.88	28.6	26.4	3.5
South Lakes Housing (3,153)	31/03/2021	7.2	1.2	28.1	273.2	3.94	25.8	26.8	3.2
Providers with less than 2,500 units (44)	31/03/2021	5.8	1.3	43.9	183.0	3.73	26.3	23.9	3.3

Lower Quartile	**Global Accounts 2021**	**4.0**	**0.5**	**32.9**	**134**	**3.21**	**22.2**	**18.1**	**2.7**
Median		**5.8**	**1.3**	**43.9**	**183**	**3.73**	**26.3**	**22.9**	**3.3**
Upper Quartile		**8.2**	**2**	**53.3**	**248**	**4.76**	**32.6**	**28.2**	**4.2**

Direct comparisons are difficult and should be treated with caution.

The association is geared higher compared to most of this comparison group, however, our gearing is coming down, in line with our strategic objective. Our headline cost per unit, operating margin and return on investment are all better than the median. Taken in the round these value for money metrics indicate a reasonable performance for the year despite the continuing impact of the pandemic for most of the year.

Global Accounts 'Best in Class' –
Our Board wished to see greater dialogue and exchange of learning take place with our identified 'best in class' associations. However, given the critical need to respond to the pandemic, we were unable to progress this as we would have liked to. Lots of effective engagement, sharing and learning did take place with various organisations in our pandemic response which is threaded through our outturn results for the year.

We will look to secure efficient and effective learning from our identified 'best in class' organisations in the year ahead.

Value for money gains over the last year

An important fundamental element of our VFM strategy has been developing a culture of controlling costs within our business whilst achieving effective outcomes.

Below are examples of the value for money gains achieved over the last 12 months;

Project	**Outcome - Economy, Efficiency, Effectiveness**
<u>Contracts</u> Resign Gamma SIP contract which is used for external phone calls on our phone system. Negotiated reduction of 5-year contract price on a 3-year commitment.	1. Economy - Over 3 year the following cost savings are made on the contract: Previous contract: £4,808.16 New Contract: £2987.71 Saving £1,820.45 - 38%
<u>Network Connection</u> Our Networks Fibre connection is reaching end of contract. Negotiated price reduction from £132 to £72 per month. To resign and reduce the price for the same service.	1. Economy - Cost saving with no changes to service. Previous annual cost - £1548 New annual cost - £864 Saving of £684 - 57%
<u>Removal of Software</u> We currently use cloud software solution for our Eden Works operatives. Cost and administrative overhead for staff not proportionate to the benefits. Recommend to remove the solution and make use of alternative software packages we already own; e.g. use Agile 365 for job completions/ compliance checks and outlook calendar for appointments.	1. Economy - this delivers an annual software cost saving of around £7,700 per annum. 2. Efficiency - it also reduces administrative overhead for the repairs and ICT teams using and supporting the solution
<u>New Insurance</u> Re-tender of Insurance. OJEU compliant	1. Economy saving - £85,000 changing our provider. 2. Efficiency & Effectiveness - better insurance cover and service.
<u>TOP Tenants</u> The introduction of TOP tenants, a remote working panel using online surveys and exercises to feed into policy changes and service developments. The method encourages feedback from tenants across our stock with little resource from EHA or the tenant. Commitment from tenants is minimal so easier for more tenants to take part	1. Economy - saves mileage, refreshment costs from in house consultations, and paper and postage from postal questionnaires. 2. Efficiency - can engage with a broad spread of tenants across our stock without transport within a short timescale 3. Effectiveness - much easier to involve our tenants due to low level of time commitment. Encourages involvement for a greater cross-section of our tenants
<u>Sign-Up Pack</u> We reviewed the contents of sign up pack - currently it's an extremely large bulky pack which is time consuming to put together, costly to send out (for virtual sign up) and customer feedback indicates that not all the information is required or relevant.	1. Economy - saving in printing and postage costs 2. Efficiency - savings in resources: putting together packs/printing off documents/preparing documents to be scanned to the accounts when returned from the new tenant

<u>Reduced P&P Costs</u> We reduced postage and printing costs relating to Cumbria Choice Based Lettings, by using the online messaging facility of the digital platform to make applicants aware their application is live and their banding. Customer has applied online therefore we are aware that they have access to the digital platform.	1. Economy - saves on postage/printing costs 2. Efficiency - resources saved as message is instant, as opposed to admin required to print/post letters
<u>Contract Renewal</u> Renewal of Franking Machine contract - opportunity to source a more favourable deal. Liaised with suppliers on framework; current supplier provided lowest quote, (reduction on previous years costs in addition included a full upgrade of machine)	1. Economy - overall saving on lease price - reduction in present Annual charge from £2497.72 by 37.15% to £1569.70 2. Efficiency - current machine starting to skip letters - requiring more regular maintenance calls/visits this should not be required with new machine
<u>Floating Support Worker</u> Successful application to National Lottery to fund a Floating Support Worker to support those who have experienced homelessness with short-term tenancy set up support. The service is managed within the Housing Options Team and provides support to all tenures including EHA tenancies	1. Economy - ensuring rent is set up and paid directly to EHA, helping to sustain tenancy and therefore reduce Rent Arrears and Void turn-around time. This funding is worth £19,600 per year for 2 years 2. Efficiency - the role is managed in-house by H.O Manager
<u>Housing Officer Visits</u> Reducing visit to Temporary Accommodation from 5 days to 3. This was implemented during the pandemic to which clients were much more receptive to. It reduces the cost of mileage and Officer time visiting each day	1. Economy - Saves on Mileage 2. Efficiency - less trips which subsequently saves officer time 3. Effectiveness - Clients more likely to engage in service
<u>Housing Options Training</u> Assist with reducing utility costs by providing all HOO staff with training on each of the heating systems in Temporary Accommodation, thus ensuring customers are aware of the most efficient way to use the heating. TA Officer developed easy to follow guidance to display in properties.	1. Economy -reduce energy consumption 2. Efficiency - reduce un-necessary reports to repairs 3. Effectiveness - upskilling/training of in-house staff

VFM Future Plans

Our future areas of VFM focus for 2022/23 linked to the strategy include:

- Looking at collaboration options for the provision of gas compliance and servicing to drive efficiencies and greater customer satisfaction.
- Deliver an improved asset management system to drive improvements in future investment in existing stock whilst also considering the carbon neutral requirements.
- Improve the right first time performance across the repairs service and on all customer contact across the business.
- Implementation of modules within the housing management system to improve process and customer journey.
- Introduce rolling service reviews to look at process and services to identify VFM efficiencies and effectiveness.

Risk & Assurance
Uncertainty across the UK and other countries is increasing due to the already elevated uncertainty due to Brexit and the Covid pandemic and on top of this, the recent war in Ukraine and the cost of living crisis within the UK is still to hit its peak with the likelihood of a huge downturn within the UK economy and potential recession.

The position is volatile and the Board and Executive Team continue to monitor the ongoing risks and effects, including following UK Government Covid advice, monitoring the UK political and economic outlook and other external factors and acknowledge that we face a prolonged period of uncertainty.

Steps are being taken, on an ongoing basis, to minimise the impact on activities and the effect this may have on the organisation's residents and stakeholders. Infrastructure and processes have been kept in place to allow staff to work remotely and have been enhanced through the year. The key priority has been to ensure, as far as possible, that housing services have still been available when needed. With restrictions easing, some customer services have been able to be expanded and for the longer term, different ways of 'blended' working for staff has been introduced.

Each risk within the risk register is regularly analysed and prioritised in terms of likelihood and severity and inherent risk. The register identifies the existing controls and further controls in development to mitigate the risk. Once mitigations are factored in, the score is re-calculated, and a residual risk score provided. The strategic risks are also linked with the performance framework through triggers that help give an early warning system of where remedial action may need to be taken.

All risk and risk movements are reported quarterly to the Audit and Risk Committee for assessment and progress monitoring, and this is then presented to the Board for further challenge.

Through 2021/22 the risk framework was developed further with enhanced linkages between the controls in place, performance triggers and management of the risks. To strengthen the process, a new Assurance Matrix, based on a three lines of defence model, linked to the internal audit and external scrutiny process, has been introduced and is now part of the quarterly updates, monitoring and challenge. A Risk Management Policy was approved by the Board on 26 July 2022.

An Operational Risk Register for all key parts of the business continued during the year. The Board is also reviewing their Risk Appetite Statements in the context of a revised Strategic Delivery Plan and future ambitions.

The key risks are detailed below along with key mitigation and controls.

Risk	Assurance Mitigation and Controls
Business limitations from financial & Resource restraints	• 3yr Corporate Plan with annual review • Fully funded & stress-tested FBP • Annual Board strategic event • External pension strategy & approach in operation
Failure to meet environmental targets	• Corporate Plan includes carbon neutral agenda & objectives • FBP (stress tested for carbon neutral deliverables) • New developments appraised for government requirements – approved by Board
Failure to deliver functions due to pandemic	• Major Incident & Business Continuity Plan operated • Agile Working • Covid risk assessments for all areas of the business • Temporary resource agreed (where needed)

Impact of economic changes such as inflation, interest rate increases	• FBP (stress tested for financial changes) • Development Strategy in operation • Rent Policy in operation • Communication – contractors / tenants
Not achieving regulatory compliance leading to ratings downgrade	• Annual self-assessment against regulatory standards • Annual internal assurance controls reporting • Internal auditing schedule • Governance Policy in operation
Not achieving development ambitions and losing properties overall	• Corporate Plan • Development Strategy with annual review • Relationships with local constructors
Ineffective IT security and resilience	• Layered security approach Inc. firewalls, antivirus, attachment sandboxing & configured user accounts • Staff training and sign-up to security policy • External penetration testing • IT testing exercises
Failure to meet customer expectations	• Tenant Engagement Policy in operation • Scrutiny Panel action plan • Compliance with Housing Ombudsman Service Complaints Handling Code • Tenants Opinion Panel and Complaints Panel in operation
Local Government reorganisation impacts ability to achieve our objectives	• Establish and maintain working relationships with new local governments • Reviewed at Management, Executive & Board level
Failure to invest in stock	• Asset Management Strategy in operation • Stock condition data and monitoring • New resource (Sustainability Officer) for data gathering, modelling, bid writing • KPIs on Decent Homes Standard failures reported quarterly
Failure to meet landlord health, safety and compliance requirements	• Health & Safety Policy in operation • Annual training • Risk assessments in place • KPIs on health & safety reported quarterly
Failure of contractor leading to compliance issues and poor customer service	• Weekly senior ops meeting & daily operational meetings • Failure (of Robert Heath contractor) managed via separate project group

Health & Safety

The Board takes its responsibilities with regard to health and safety extremely seriously and receives a report from the Chief Executive at every Board meeting. It seeks support in the detailed scrutinising of health and safety performance through its appointed Audit & Risk Management Committee. The Audit & Risk Management Committee monitor and review health & safety performance at every meeting. The business operates with detailed policies and procedures and we provide staff training and education on health and safety matters

Charitable Contributions

The Association made no charitable donations in the year. However, it has facilitated a small number of charitable donations through staff and volunteers, benefitting various local charities including our business partner charity Hospice at Home.

Form and Content of Financial Statements

The financial statements have been drawn up to comply with the Statement of Recommended Practice (SORP) 2018 and the Accounting Direction 2019 for Private Registered Providers.

Corporate Governance

The Board is responsible for providing strategic direction, leadership, support, guidance and monitoring the performance of the business against its Strategic Objectives, inclusive of the financial objectives. It approves short and medium-term plans, priorities and monitors the results from these plans.

The Board challenge and scrutinise key performance targets to drive continuous improvement. The Board also defines the Values and sets the Mission Statement

Board Delegation

In order to operate effectively and ensure appropriate governance in business-critical areas the Board has delegated authority to two committees.

- Audit and Risk Committee – the Committee met to consider official duties on three occasions during 2021/22
- Remuneration Committee – the Committee met to consider its official duties on seven occasions during 2021/22

Audit and Risk Committee

The role of the Audit and Risk Committee is to ensure effective internal controls and risk management. This includes both internal and external audit activities and in particular the duties, requirements and guidance set by the applicable regulator.

Remuneration Committee

The role of the Remuneration Committee is to ensure the Chief Executive has the skills, competence and capacity to deliver the overall strategy and also ensure that the remuneration arrangements are appropriate. Since the year end, the Terms of Reference have been widened to include all Executive Team positions.

In addition, a Chairs' Group consisting of the Chair, Vice Chair and Chair of Audit and Risk Management Committee meets with the Chief Executive monthly. Terms of Reference approved by the Board exist for this forum. The Chairs Group is not a decision-making forum.

Internal Control Assurance

The Board has overall responsibility for risk management and acknowledges its role and responsibility for ensuring that the organisation has an effective system of internal control and for reviewing its on-going effectiveness.

The Risk Management and Internal Control Framework 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 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. There are a number of arrangements in place that make up the overall Internal Control Framework, which are used to provide Board with assurance about the adequacy of this Framework.

The Board has ultimate responsibility for the system of internal control but has delegated authority to the Audit and Risk Committee to regularly review its effectiveness. It does this by reviewing the effectiveness of the system of internal control across the spectrum of the framework. This includes considering Risk Registers, Internal Audit Reports, fraud reports, management assurances, the External Audit Management Letter and specialist reviews.

The Audit and Risk Committee received and considered reports from management on Risk Management and Control Arrangements at each meeting during the year and the Board discusses risk and the impact of the decisions that it takes at each meeting.

The Audit Committee received and considered a report on the annual review of the effectiveness of the control environment at their meeting in July 2022 and also received the annual report from the internal auditors at the same meeting, the Committee will report the findings to the Board.

There is a Strategic Planning and Risk Management Framework which incorporates the Corporate Delivery Plan, 30-year financial plan, Risk Management Framework and Assurance Framework. The approach taken ensures a golden thread between Strategic and Financial Planning and Risk Management and integrates assurance which underpins our internal controls.

This ensures that each strategic objective and associated risks are clearly aligned and supported by the assurance framework.

There are no identified risks to the systems of internal control and basic controls and governance arrangements are in place for all areas.

The Assurance Framework provides evidence to confirm that the appropriate systems are in place and that these are subject to the appropriate levels of scrutiny for those areas that could have a significant financial and reputational impact.

Key elements of the system of controls include:

- A formally constituted Board and Committee structure supported by a Governing Framework. This includes Rules, Standing Orders, Scheme of Delegation and Terms of Reference. These detail the delegated authority for each of its Committees that meet on a regular basis. There is also an Anti-Fraud, Anti- Corruption and Anti-Bribery Policy and a Code of Conduct for Board and Colleagues of the organisation. This sets out the Association’s policies with regard to the quality, integrity and ethics of its people.

- A comprehensive Board Appraisal programme is carried out each year. A comprehensive induction and training programme are in place to ensure Board members remain professionally updated and have the skills to meet the needs of the business. This is linked with a comprehensive Board and Committee annual appraisal process.

- Formal set of policies and procedures are in place, that are subject to regular reviews, including the documentation of key systems and controls.

- Robust strategic and financial business planning processes, including detailed financial budgets, forecasts and cash-flows. The Management Accounts are reported to the Executive Team monthly and quarterly to the Board and Funders.

- A comprehensive approach to stress testing aligning to the Strategic Risk Register and assurance activities inclusive of the Assets and Liabilities Register. Stress testing is carried out on at least an annual basis, and also where there are key financial risks identified within the year. This is supported by a comprehensive recovery planning framework.

Internal Audit is provided by TIAA. An Annual Internal Audit Plan, based on key controls and risks is agreed, monitored and reported to the Audit and Risk Committee. The Board received an annual report from the Internal Auditors which concluded that EHA has reasonable and effective risk management, control and governance processes in place.

From the internal audit work TIAA carried out in 2021/22 there were seven internal audits completed and these did not highlight any fundamental risks. Five had a Substantial assurance level and two reasonable.

External audit is provided by Beever & Struthers, who review and report in their annual audit Management Letter, on the effectiveness of existing internal controls that directly relate to the Financial Statements.

Board approved the Anti-Money Laundering Policy in January 2022.

A Fraud Register is in place and any incidents of fraud or attempted fraud are recorded and reported to the Board at each meeting. During 2021/22, there were no cases of fraud.

A Whistleblowing Policy is in place and EHA is committed to the highest standards of quality, probity, openness and accountability. The Whistleblowing Policy was approved by Board in July 2022.

Whilst not exhaustive, the above represents the key elements within the existing system of internal controls. The Assurance Framework is supported by the Risk Management framework, providing a full overview of the high-level risks including all forms of assurances provided in relation to the risk such as internal and external audit, performance monitoring and other external forms of accreditation. Key work continues in embedding an integrated risk management culture across the business.

In concluding its review, the Board is satisfied with the adequacy of these controls for the year ending 31 March 2022, and for the period to the date of signing the financial statements.

Compliance with the National Housing Federation Code of Governance

We have adopted the National Housing Federation (NHF) Governance Code 2020. The Board have reviewed compliance against each of the provisions of the code and the Board is assured the Eden Housing Association is fully compliant.

The Board has also adopted the NHF Voluntary Merger, Group Structure and Partnerships Code.

Compliance with the Regulator of Social Housing's (RSH) Governance and Financial Viability Standard

The Board has assessed its compliance against the Regulator's Governance and Financial Viability Standard. We have developed an assurance model (based on three lines of defence model) which supports evidencing compliance with the Standard and supports the Codes of Practice (where applicable). The Board were assured that FCHO meets all the requirements of the Standard.

We are therefore satisfied EHA has achieved full compliance with the RSH's requirements of the Governance and Financial Viability Standard.

Whilst in full compliance with the standard, in the interest of transparency, it is reported that we currently have 9 units not meeting the Decent Homes Standard (DHS). Seventeen units relate to acquired Grade 2* listed buildings with the remaining unit un-inhabitable for structural reasons. Improvement works are ongoing in the listed buildings and we anticipate they will meet DHS as works are completed.

Executive Team
The Executive Team comprises of the Chief Executive, Director of Finance & Corporate Resources and Director of Operations. They hold no interest in the Association's share capital. They act as executives within the authority delegated by the Board and make up the Executive Team. The detailed scrutiny of performance, the development of policy and procedures and expenditure approvals within budget, are carried out by the Executive Team.

Statement of the Board's Responsibilities in Respect of the Accounts
The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the Income and Expenditure for the period of account.

In preparing these financial statements, the 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- 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 association and enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Society Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities

Statement of Compliance
The Board confirms that this Strategic Report has been prepared in accordance with the principles set out in Para 4.9 of the 2018 SORP for Registered Social Housing Providers.

By Order of the Board:

Signed: Beth Furneaux **Date:14 September 2022**

Independent Auditor's Report to Eden Housing Association

Opinion
We have audited the financial statements of Eden Housing Association Limited (the Association) and its subsidiary (the Group) for the year ended 31 March 2022 which comprise the Consolidated and Association Statement of Comprehensive Income, Consolidated and Association Statement of Financial Position, Consolidated Statement of Changes in Equity (Reserves), Association Statement of Changes in Equity (Reserves), Consolidated Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies in note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Group's and of the Association's affairs as at 31 March 2022 and of the Group's income and expenditure and the Association's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, 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 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 Group and 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
In auditing the financial statements, we have concluded that the Board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

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

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

We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 or the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

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

Responsibilities of the Board
As explained more fully in the Statement of Board's Responsibilities set out on page 16, 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 determines 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 is responsible for assessing the Group and 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 intends 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's web-site at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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.

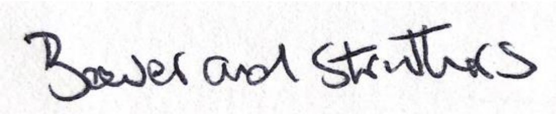
In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of laws and regulations that affect the Group and Association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Co-operative and Community Benefit Societies Act 2014, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2019, tax legislation, health and safety legislation, and employment legislation.
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the trustees about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the nature of the Group's activities and the regulated nature of the Group's activities.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

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

Use of our report

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.



Beever and Struthers
Statutory Auditor
St George's House
215/219 Chester Road
Manchester
M15 4JE

Date: **15/09/2022**

Statement of Comprehensive Income

	Notes	Year Ended 31 Mar 2022		Year Ended 31 Mar 2021	
		Consolidated £'000	**Association £'000**	Consolidated £'000	Association £'000
Turnover	**2**	**10,538**	**10,538**	10,853	10,853
Operating expenditure	**2**	**(7,022)**	**(7,022)**	(6,583)	(6,583)
Other income	**2**	**83**	**83**	78	83
Gain/loss on disposal of property, plant and equipment (fixed assets)	**5**	**363**	**363**	274	274
Operating surplus		**3,962**	**3,962**	4,667	4,672
Interest receivable		**10**	**10**	13	13
Interest and financing costs	**6**	**(2,038)**	**(2,038)**	(2,067)	(2,067)
(decrease)/Increase in valuation of investment properties		**67**	**67**	5	5
Increase in valuation of Housing Properties		**-**	**-**	-	-
Surplus before tax	**7**	**2,001**	**2,001**	2,618	2,623
Taxation	**8**	**-**	**-**	-	-
Surplus for the year after tax		**2,001**	**2,001**	2,618	2,623
Actuarial gain / (loss) in respect of pension schemes	**11**	**1,387**	**1,387**	(595)	(595)
Unrealised surplus on Revaluation	**12**	**2,035**	**2,035**	977	977
Total comprehensive income for the year		**5,423**	**5,423**	3,000	3,005

The financial statements on pages 22 to 51 were approved and authorised for issue by the Board on 14 September 2022 and were signed on its behalf by:

Board Member: Beth Furneaux

……………………………………

Board Member:

……………………………………

Secretary:

……………………………………

The consolidated and parent results relate wholly to continuing activities and the notes on pages 26 to 51 form an integral part of these accounts.

Statement of Financial Position

	Notes	Year ended 31 Mar 2022 Consolidated £'000	Year ended 31 Mar 2022 Association £'000	Year Ended 31 Mar 2021 Consolidated £'000	Year Ended 31 Mar 2021 Association £'000
Fixed assets					
Tangible fixed assets	**12**	**84,115**	**84,115**	81,992	81,992
Investment properties	**13**	**747**	**747**	680	680
Homebuy loans receivable	**13**	**-**	**-**	-	-
Investment in subsidiaries	**14**	**-**	**-**	-	-
		84,862	**84,862**	82,672	82,672
Current assets					
Trade and other debtors	**15**	**660**	**660**	611	611
Investments	**16**	**7**	**7**	3,489	3,489
Cash and cash equivalents	**17**	**5,379**	**5,378**	2,963	2,959
		6,046	**6,045**	7,063	7,059
Less: Creditors: amounts falling due within one year	**18**	**(2,085)**	**(2,084)**	(3,048)	(3,044)
Net current assets		**3,961**	**3,961**	4,015	4,015
Total assets less current liabilities		**88,823**	**88,823**	86,687	86,687
Creditors: amounts falling due after more than one year	**19**	**(41,180)**	**(41,180)**	(43,257)	(43,257)
Provisions for liabilities					
Pension provision	**11**	**(2,522)**	**(2,522)**	(3,732)	(3,732)
Total net assets		**45,121**	**45,121**	39,698	39,698
Reserves					
Non-equity share capital	**23**	**-**	**-**	-	-
Income and expenditure reserve		**40,026**	**40,026**	36,638	36,638
Revaluation reserve		**4,955**	**4,955**	2,920	2,920
Restricted reserve		**140**	**140**	140	140
Total reserves		**45,121**	**45,121**	39,698	39,698

The financial statements on pages 22 to 51 were approved and authorised for issue by the Board on 14 September 2022 and were signed on its behalf by:

Board Member: Beth Furneaux ……………………………………

Board Member: ……………………………………

Secretary: ……………………………………

The notes on pages 26 to 51 form an integral part of these accounts.

Consolidated Statement of Change in Reserves

Group	Notes	Year ended 31 Mar 2022 Inc & Exp reserve £'000	Year ended 31 Mar 2022 Revaluation reserve £'000	Year ended 31 Mar 2022 Restricted reserve £'000	Year ended 31 Mar 2022 Total reserves £'000	Year ended 31 Mar 2021 Total reserves £'000
Balance as at 1 April		**36,638**	**2,920**	**140**	**39,698**	**36,698**
Surplus from Statement of Comprehensive Income		**2,001**	**-**	**-**	**2,001**	**2,618**
Actuarial (loss) / gain in respect of pension schemes		**1,387**	**-**	**-**	**1,387**	**(595)**
Transfer to restricted reserves		**-**	**-**	**-**	**-**	**-**
Unrealised surplus on revaluation of properties		**-**	**2,035**	**-**	**2,035**	**977**
Balance at 31 March		**40,026**	**4,955**	**140**	**45,121**	**39,698**

Association	Notes	Year ended 31 Mar 2022 Inc & Exp reserve £'000	Year ended 31 Mar 2022 Revaluation reserve £'000	Year ended 31 Mar 2022 Restricted reserve £'000	Year ended 31 Mar 2022 Total reserves £'000	Year ended 31 Mar 2021 Total reserves £'000
Balance as at 1 April		**36,638**	**2,920**	**140**	**39,698**	**36,693**
Surplus from Statement of Comprehensive Income		**2,001**	**-**	**-**	**2,001**	**2,623**
Actuarial (loss) / gain in respect of pension schemes		**1,387**	**-**	**-**	**1,387**	**(595)**
Transfer to restricted reserves		**-**	**-**	**-**	**-**	**-**
Unrealised surplus on revaluation of properties		**-**	**2,035**	**-**	**2,035**	**977**
Balance at 31 March		**40,026**	**4,955**	**140**	**45,121**	**39,698**

The notes on pages 26 to 51 form an integral part of these accounts.

Consolidated Statement of Cash Flows

	Notes	**Year ended 31 Mar 2022 £'000**	Year ended 31 Mar 2021 £'000
Net cash inflow from operating activities	**Note a**	**5,079**	5,602
Investing activities	**Note b**	**2,194**	(1,205)
Financing activities	**Note c**	**(4,857)**	(3,175)
Net change in cash and cash equivalents		**2,416**	1,222
Cash and cash equivalents at start of the year		**2,963**	1,741
Net change in cash and cash equivalents		**2,416**	1,222
Cash and cash equivalents at end of the year		**5,379**	2,963
Note a - Reconciliation of operating profit			
Total comprehensive income for the year		**5,530**	3,000
Adjustments for non-cash items			
Depreciation charges & write-off of fixed assets		**1,684**	1,599
Decrease/(Increase) in valuation of investment properties		**(67)**	(5)
Change in debtors		**8**	37
Change in creditors		**(31)**	161
Actuarial gain/(loss) on pension schemes		**(1,387)**	595
Adjustments for investing & financing activities			
Surplus on property sale		**(363)**	(274)
Interest paid		**2,038**	2,067
Interest received		**(10)**	(13)
Realised increase in valuation of housing properties		**-**	-
Unrealised increase in valuation of housing properties		**(2,142)**	(977)
Grant received		**(181)**	(588)
Net cash inflow from operating activities		**5,079**	5,602
Note b- Cashflow from investing activities			
Purchase of tangible fixed assets		**(1,693)**	(1,574)
Sale of fixed & other assets		**405**	525
Repayment Homebuy loans		**-**	51
Grant received		**-**	51
Investments		**3,482**	(258)
Investing activities		**2,194**	(1,205)
Note c - Cashflow from financing activities			
Interest paid		**(2,032)**	(2,139)
Interest received		**10**	14
Loans repaid		**(2,835)**	(1,050)
Financing activities		**(4,857)**	(3,175)

The notes on pages 26 to 51 form an integral part of these accounts.

Legal Status
Eden Housing Association Limited is incorporated in England under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing. The registered office is Blain House, Bridge Lane, Penrith, Cumbria CA11 8QU.

Principal Activity
Eden Housing Association Limited is a not for profit organisation, the principal activity of which is to provide affordable accommodation to those in need in the local community.

Group Structure
The group comprises the following entities:

Name	Incorporation	Registered/Non-registered
Eden Housing Association Ltd	Co-operative and Community Benefit Societies Act 2014	Registered
Eden Property Developments Ltd	Companies Act 2006	Registered

1. Principal Accounting Policies

Basis of Accounting
The Group's financial statements have been prepared in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP) and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018. The Group is required under the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969 to prepare consolidated Group financial statements.

The financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The financial statements are prepared on the historical cost basis of accounting as modified by the revaluation of housing and investment properties and are presented in sterling £'000 for the year ended 31 March 2022.

The Group's financial statements have been prepared in compliance with FRS 102. The Group meets the definition of a public benefit entity (PBE).

Public Benefit Entity
As a public benefit entity, Eden Housing Association has applied the public benefit entity 'PBE' prefixed paragraphs of FRS102.

Parent Company Disclosure Exemptions
In preparing the separate financial statements of the parent company, advantage has been taken of the following disclosure exemptions available in FRS102: No cash flow statement has been presented for the parent company.

The consolidated financial statements incorporate the results of Eden Housing Association Limited and all of its subsidiary undertakings as at 31 March 2022 using the acquisition method of accounting as required. The results of subsidiary undertakings are included from the date of acquisition, being the date, the Group obtained control.

Basis of Consolidation

Going Concern
The Group's financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future. Disruption caused by the Covid-19 pandemic so far has been minimal with no

significant, adverse impact on the financial viability of the Association. Business contingency plans have been evoked to ensure critical services continue to be maintained with operational risks managed.

The pandemic has not impacted key judgements or estimates made in the financial statements, the organisation continuing to operate as a going concern. The Association continues to monitor the situation to ensure this situation continues to be managed effectively.

1. Principal Accounting Policies (continued)

Judgements and Key Sources of Estimation Uncertainty
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 balance sheet 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. There were no key sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

a. **Development Expenditure.** The Group capitalises development expenditure in accordance with the accounting policy (see Capitalisation of interest and administration costs below). Initial capitalisation of costs is based on management's judgement that development scheme is confirmed, usually when Board approval has taken place including access to the appropriate funding. In determining whether a project is likely to cease, management monitors the development and considers if changes have occurred that result in impairment.

b. **Categorisation of Housing and Investment Properties.** The Group has undertaken a detailed review of the intended use of all housing and investment properties. In determining the intended use, the Group has considered if the asset is held for social benefit or to earn commercial rentals. The Group has determined that market rented property are investment properties.

c. **Impairment.** The Group identifies and assesses impairment at a property scheme level. The impact of Covid-19 was reviewed by management as a trigger event and an impairment review took place. As the association's stock is accounted for at valuation, the impact of the pandemic is allowed for in this review process.

Other Key Sources of Estimation and Assumptions:

a. **Tangible Fixed Assets.** Other than housing and investment properties, tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

b. **Revaluation of Housing and Investment Properties.** The Group carries its housing and investment properties at market value, with changes in market value being recognised in profit and loss. The Group engaged independent valuation specialists to determine market value at each year end. The valuer used a valuation technique based on a discounted cash flow model using assumptions that include the potential impact of the Covid-19 pandemic. The determined market value of the housing and investment properties is most sensitive to the estimated yield as well as the long-term vacancy rate. The key assumptions used to determine the fair value of housing and investment properties are further explained in note 13a. The valuation is not reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

c. **Pension and Other Post-Employment Benefits.** The cost of defined benefit pension plans and other post-employment benefits are determined using actuarial valuations. The actuarial valuation involves making assumptions about assets valuations (including properties), 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 plans, such estimates are subject to significant uncertainty. In determining the appropriate discount rate,

management considers the interest rates of corporate bonds in the respective currency with at least AA rating, with extrapolated maturities corresponding to the expected duration of the defined benefit obligation. The underlying bonds are further reviewed for quality, and those having excessive credit spreads are removed from the population bonds on which the discount rate is based, on the basis that they do not represent high quality bonds. The mortality rate is based on publicly available mortality tables for the specific sector. Future salary increases and pension increases are based on expected future inflation rates for the respective sector. Further details are given in note 11.

1. Principal Accounting Policies (continued)

d. Impairment of Non-Financial Assets. 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 scheme level whose cash income can be separately identified.

Turnover and Revenue Recognition
Turnover represents rental income receivable, capital grant, revenue grants from local authorities and the Homes England, income from the sale of shared ownership and other properties developed for outright sale and other income and are recognised in relation to the period when the goods or services have been supplied.

Rental income is recognised when the property is available for let, net of voids. Income from property sales is recognised on legal completion. Supporting People Income is recognised under the contractual arrangements.

Any sales of properties developed for outright sale are included in Turnover and Cost of Sales.

Support Income and Costs Including Supporting People Income and Costs
Supporting People (SP) contract income received from Administering Authorities is accounted for as SP income in the Turnover as per note 2. The related support costs are matched against this income in the same note. Support charges included in the rent are included in the Statement of Comprehensive Income from social housing lettings note 2 and matched against the relevant costs.

Service Charges
Service charge income and costs are recognised on an accruals basis. The Group operates both fixed and variable service charges on a scheme by scheme basis in full consultation with residents. Where variable service charges are used the charges will include an allowance for the surplus or deficit from prior years, with the surplus being returned to residents by a reduced charge and a deficit being recovered by a higher charge. Until these are returned or recovered they are held as creditors or debtors in the Statement of Financial Position.

Where periodic expenditure is required a provision may be built up over the years, in consultation with the residents; until these costs are incurred this liability is held in the Statement of Financial Position within long term creditors.

Loan Interest Costs
Loan interest costs are calculated using the effective interest method of the difference between the loan amount at initial recognition and amount of maturity of the related loan.

Loan Finance Issue Costs
These are amortised over the life of the related loan. Loans are stated in the Statement of Financial Position at the amount of the net proceeds after issue, plus increases to account for any subsequent amounts amortised. Where loans are redeemed during the year, any redemption penalty and any connected loan finance issue costs are recognised in the Statement of Comprehensive Income account in the year in which the redemption took place.

Taxation
The society became an exempt charity on 2 April 2015 and is therefore only liable to corporation tax on non-charitable surpluses.

Value Added Tax
The Group charges VAT on some of its income and is able to recover part of the VAT it incurs on expenditure. All amounts disclosed in the accounts are inclusive of VAT to the extent that it is suffered by the Group and not recoverable.

Tangible Fixed Assets and Depreciation

Housing Properties
Completed housing properties have been valued on the Existing Use Valuation for Social Housing (EUV-SH) basis and are revalued annually. A full revaluation takes place every five years, with ‘desktop’ valuations being completed in intervening years. The aggregate surplus on revaluation is the difference between the cost of the property and the amount of the valuation. The cost of properties is their purchase price and construction costs together with capitalised repairs and incidental costs of acquisition and construction including interest payable. Interest payable is capitalised by applying the Association’s average interest rate payable on borrowing used to fund development during the course of construction of the property up to the date of practical completion.

1. Principal Accounting Policies (continued)

Housing properties in the course of construction are stated at cost and are transferred into housing properties when completed. Housing properties in the course of construction are not depreciated. Housing properties are transferred to completed properties when they are ready for letting. Market rental properties are stated at open market valuation.

Impairment

All properties are reviewed for impairment annually, and where housing properties have suffered a permanent diminution in value, the fall in value is recognised after taking into account any relevant capital grants.

Depreciation of Fixed Assets Including Housing Properties

Depreciation is charged on all assets on a straight-line basis over the expected useful economic life of the asset at the following annual rates:

Housing Structure	100 years	(1%)
Bathrooms	30 years	(3.33%)
Heating systems	15years	(6.66%)
Kitchens	25 years	(4%)
Windows	25 years	(4%)
Plant and machinery	20 years	(5%)
Furniture and equipment	10 years	(10%
Office	50 years	(2%)
Aids and adaptations	10 years	(10%)
Digital TV upgrades	10 years	(10%)
Office equipment	4 to 10 years	(10% - 25%)
Computer equipment	3 to 5 years	(20% - $33^{1}/_{3}$%)
Septic Tank	20 years	(5%)
Roof	60 years	(1.66%)

Freehold land, Shared ownership properties and Garages are not depreciated. Where possible, certain elements of housing properties such as septic tanks, digital TV aerials and aids and adaptations, have been accounted for and depreciated separately from the connected housing property.

Useful economic lives of all tangible fixed assets are reviewed annually.

Low Cost Home Ownership Properties

The costs of low-cost home ownership properties are split between current and fixed assets on the basis of the first tranche portion. The first tranche portion is accounted for as a current asset and the sale proceeds shown in turnover.

The remaining element of the shared ownership property is accounted for as a fixed asset and subsequent sales treated as sales of fixed assets.

Capitalisation of Interest and Administration Costs

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.

Administration costs relating to development activities are capitalised only to the extent that they are incremental to the development process and directly attributable to bringing the property into their intended use.

Leasing and Hire Purchase

Where assets are financed by hire purchase contracts and leasing agreements that give rights approximating to ownership (finance leases), they are treated as if they had been purchased outright. The amount capitalised is the present value of the minimum lease payments payable over the term of the lease. The corresponding leasing commitments are shown as obligations to the lessor in creditors. They are depreciated over the shorter of the lease term and their economic useful lives.

Lease payments are analysed between capital and interest components so that the interest element of the payment is charged to profit and loss over the term of the lease and is calculated so that it represents a constant proportion of the balance of capital repayments outstanding. The capital part reduces the amounts payable to the lessor.

Other leases are treated as operating leases and payments are charged to the Statement of Comprehensive Income on a straight-line basis over the term of the lease.

1. Principal Accounting Policies (continued)

Reverse premiums and similar incentives received on leases to enter into operating lease agreements are released to Statement of Comprehensive Income over the term of the lease.

Investment Property
Investment property includes commercial and other properties not held for the social benefit of the Group. Investment property is measured at cost on initial recognition, which includes purchase cost and any directly attributable expenditure, and subsequently at fair value at the reporting date. Fair value is determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive income.

HomeBuy
The Group operates this scheme by lending a percentage of the cost to home purchasers, secured on the property. The loans are interest free and repayable only on the sale of the property. On a sale, the fixed percentage of the proceeds is repaid. The loans are financed by an equal amount of SHG. On redemption:

- The SHG is recycled,
- The SHG is written off, if a loss occurs,
- The Group keeps any surplus.

Homebuy loans are treated as concessionary loans and are initially recognised at the amount paid to the purchaser and reviewed annually for impairment. The associated Homebuy grant from the Homes England is recognised as deferred income until the loan is redeemed.

Valuation of Investments
Investments in subsidiaries are measured at cost less accumulated impairment. Investments in unlisted company shares have been classified as fixed asset investments as the Group intends to hold them on a continuing basis.

Current Asset Investments
Current asset investments include cash and cash equivalents invested for periods of more than 24 hours. They are recognised initially at cost and subsequently at fair value at the reporting date. Any change in valuation between reporting dates is recognised in the statement of comprehensive income.

Stock and Properties Held for Sale
Stock of materials Stocks are stated at the lower cost and net realisable value being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

Properties developed for outright sale are included in current assets as they are intended to be sold, at the lower of cost or estimated selling price less costs to complete and sell.

At each reporting date, stock and properties held for sale are assessed for impairment. If there is evidence of impairment, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in Statement of Comprehensive Income.

Short-Term Debtors and Creditors
Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in other operating expenses.

Grants
Grants received are recognised under the performance model. If there are no specific performance requirements the grants are recognised when received or receivable. Where grant is received with specific performance requirements it is recognised as a liability until the conditions are met and then it is recognised as Turnover.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Group under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by Homes England and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If grant is not required to be recycled or repaid,

1. Principal Accounting Policies (continued)

any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and, in that event, is a subordinated unsecured repayable debt.

Recycling of Capital Grant
Where Social Housing Grant is recycled, as described above, the SHG is credited to a fund which appears as a creditor until used to fund the acquisition of new properties, where recycled grant is known to be repayable it is shown as a creditor within one year.

Holiday Pay Accrual
A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

Retirement Benefits
The cost of providing retirement pensions and related benefits is charged to management expenses over the periods benefiting from the employees' services.

The Group is a member of two defined benefit pension schemes, the Social Housing Pension Scheme ('SHPS') and the Local Government Pension Scheme. SHPS is a defined benefit multiemployer pension scheme administered by TPT Retirement Solutions ('TPT'), now closed to active membership. The Group also participates in LGPS, a funded defined-benefit scheme with assets held in separate funds administered by Cumbria County Council. Defined benefit accounting is applied to both scheme.

Revaluation Reserve
The revaluation reserve represents the difference between the fair value of social housing properties and other assets and the historical cost carrying value, where deemed cost transitional relief was taken.

Financial Instruments
Financial assets and financial liabilities are measured at transaction price initially, plus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

At the end of each reporting period, financial instruments are measured as follows, without any deduction for transaction costs the entity may incur on sale or other disposal:

Debt instruments that meet the conditions in paragraph 11.8(b) of FRS102 are measured at amortised cost using the effective interest method, except where the arrangement constitutes a financing transaction. In this case the debt instrument is measured at the present value of the future payments discounted at a market rate of interest for a similar debt.

Financial Instruments Held by the Group are Classified as Follows:

- Financial assets such as cash, current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest method,
- Financial liabilities such as bonds and loans are held at amortised cost using the effective interest method,
- Loans to or from subsidiaries including those that are due on demand are held at amortised cost using the effective interest method,
- Commitments to receive or make a loan to another entity which meet the conditions above are held at cost less impairment,
- An investment in another entity's equity instruments other than non-convertible preference shares and non-puttable ordinary and preference shares are held at fair value,

Impairment of Financial Assets
Financial assets are assessed at each reporting date to determine whether there is any objective evidence that a financial asset or group of financial assets is impaired. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

1. Principal Accounting Policies (continued)

The following financial instruments are assessed individually for impairment:

(a) All equity instruments regardless of significance; and

(b) Other financial assets that are individually significant.

Other financial instruments are assessed for impairment either individually or grouped on the basis of similar credit risk characteristics.

An impairment loss is measured as follows on the following instruments measured at cost or amortised cost:

(a) For an instrument measured at amortised cost, the impairment loss is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate.

(b) For an instrument measured at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date.

If, in a subsequent period, the amount of an impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed either directly or by adjusting an allowance account. The reversal cannot result in a carrying amount (net of any allowance account) which exceeds what the carrying amount would have been had the impairment not previously been recognised. The amount of the reversal is recognised in profit or loss immediately.

Categorisation of Debt
The company's debt has been treated as "basic" in accordance with paragraphs 11.8 and 11.9 of FRS102.

2a. Turnover, cost of sales, operating expenditure and operating surplus

Group	2022			
	Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	£'000	£'000	£'000
Social Housing Lettings	**9,576**	**-**	**(6,221)**	**3,355**
Other Social Housing Activities				
Charges for Support Services	**150**	-	**(150)**	**-**
Other:				
Managed Associations	**135**	-	**(135)**	**-**
Other Social Housing Income	**20**	-	**(20)**	**-**
Activities other than Social Housing				
Supporting People	**455**	-	**(394)**	**61**
Lettings	**28**	-	**(14)**	**14**
Other	**174**	**83**	**(88)**	**169**
Total	**10,538**	**83**	**(7,022)**	**3,599**

	2021			
	Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	£'000	£'000	£'000
Social Housing Lettings	9,841	-	(5,710)	4,131
Other Social Housing Activities				
Charges for Support Services	140	-	(140)	-
Other:				
Managed Associations	138	-	(138)	-
Other Social Housing Income	9	-	(9)	-
Activities other than Social Housing				
Supporting People	522	-	(437)	85
Lettings	30	-	(15)	15
Other	173	78	(89)	162
Total	10,853	78	(6,538)	4,393

2b. Turnover, cost of sales, operating expenditure and operating surplus

Association	**2022** Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	**£'000**	**£'000**	**£'000**
Social Housing Lettings	**9,576**	**-**	**(6,221)**	**3,355**
Other Social Housing Activities				
Charges for Support Services	**150**	-	**(150)**	**-**
Other:				
Managed Associations	**135**	-	**(135)**	**-**
Other Social Housing Income	**20**	-	**(20)**	**-**
Activities other than Social Housing				
Supporting People	**455**	-	**(394)**	**61**
Lettings	**28**	-	**(14)**	**14**
Other	**174**	**83**	**(88)**	**169**
Total	**10,538**	**83**	**(7,022)**	**3,599**

	2021 Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	**£'000**	**£'000**	**£'000**
Social Housing Lettings	9,841	-	(5,710)	4,131
Other Social Housing Activities				
Charges for Support Services	140	-	(140)	-
Other:				
Managed Associations	138	-	(138)	-
Other Social Housing Income	9	-	(9)	-
Activities other than Social Housing				
Supporting People	522	-	(437)	85
Lettings	30	-	(15)	15
Other	173	83	(89)	167
Total	10,853	83	(6,538)	4,398

3. Turnover and operating expenditure

Group & Association	General Housing £'000	Supported Housing and Housing for Older People £'000	Low Cost Home Ownership £'000	Total 2022 £'000	Total 2021 £'000
Income					
Rent receivable net of identifiable service charge	**8,204**	**677**	**154**	**9,035**	8,887
Service charge income	**58**	**283**	**19**	**360**	366
Government grants taken to income	**181**	**-**	**-**	**181**	588
Turnover from Social Housing Lettings	**8,443**	**960**	**173**	**9,576**	9,841
Operating expenditure					
Management	**(2,271)**	**(153)**	**-**	**(2,424)**	(2,218)
Service charge costs	**(177)**	**(235)**	**-**	**(412)**	(405)
Routine maintenance	**(1,225)**	**(165)**	**(1)**	**(1,391)**	(1,149)
Planned maintenance	**(283)**	**(13)**	**-**	**(296)**	(303)
Bad debts	**(43)**	**(9)**	**-**	**(52)**	(36)
Depreciation	**(1,447)**	**(117)**	**-**	**(1,564)**	(1,532)
Loss on disposal of components	**(82)**	**-**	**-**	**(82)**	(67)
Operating expenditure on Social Housing Lettings	**(5,528)**	**(692)**	**(1)**	**(6,221)**	(5,710)
Operating Surplus/(Deficit) on Social Housing Lettings	**2,915**	**268**	**172**	**3,355**	4,131
Void losses (being rental income lost as a result of property not being let, although it is available for letting)	**67**	**33**	**-**	**100**	106

4. Accommodation owned, managed and in development

Group & Association	2022 No. of properties Owned	2022 No. of properties Managed	2021 No. of properties Owned	2021 No. of properties Managed
Under management at end of year:				
Social Housing				
General needs housing social rent	**1,426**	**138**	1,426	138
General needs housing affordable rent	**138**	**12**	144	12
Supported housing	**81**	**-**	81	-
Housing for older people	**68**	**-**	68	-
Low-cost home ownership	**103**	**14**	103	14
Key worker housing				
Temporary social housing	**8**	**-**	5	-
	1,824	**164**	1,827	164
Non-Social Housing				
Under management at end of year:				
Market rented	**9**	**-**	9	-
	1,833	**164**	1,836	164
Under development at end of year:				
Social Housing				
General needs housing social rent	**-**	**-**	-	-
General needs housing affordable rent	**-**	**-**	-	-
	-	**-**	-	-
Movement in Social Housing Stock				
Number of properties at the start of the year	**1,827**	**164**	1,823	174
Additions:				
New properties developed/purchased	**-**	**-**	8	-
Disposals				
Compulsory sales (Right to Buy/Acquire)	**(2)**	**-**	(3)	-
Disposal of underperforming stock	**(1)**	**-**	(1)	-
Number of properties at the end of the year	**1,824**	**164**	1,827	164

5. Gain on disposal of property, plant and equipment (Housing Properties)

Group & Association Housing Property Sales	2022 £'000 General Needs	2021 £'000 General Needs
Proceeds of sales	**405**	385
Less: Costs of sales	**(42)**	(111)
Total gain on disposal of property, plant and equipment (Housing Properties)	**363**	274

6. Interest and financing costs

	Group		Association	
	2022	2021	**2022**	2021
	£'000	£'000	**£'000**	£'000
Deferred benefit pension charge (LGPS & SHPS)	**80**	69	**80**	69
On loans repayable within five years	**380**	369	**380**	369
On loans wholly or partly repayable in more than five years	**1,772**	1,810	**1,772**	1,810
Costs associated with financing	**(115)**	(116)	**(115)**	(116)
	2,117	2,132	**2,117**	2,132
Less: interest capitalised on housing properties under construction	**(79)**	(65)	**(79)**	(65)
Total interest and financing costs	**2,038**	2,067	**2,038**	2,067

The weighted average interest on borrowings of 5.02% (2021: 4.78%) was used for calculating capitalised finance costs.

7. Surplus/(deficit) on ordinary activities

Group & Association	**2022**	2021
	£'000	£'000
The operating surplus is stated after charging/(crediting):-		
Auditors remuneration (excluding VAT):	**16**	16
Fees payable to the company's auditor and its associates for other services to the group: Taxation compliance services	**1**	1
Operating lease rentals:		
- Motor Vehicles	**10**	10
- Land and buildings	**7**	9
- Office equipment	**3**	3
Depreciation of housing properties	**1,447**	1,422
Depreciation of other owned fixed asset	**117**	110
Loss on the disposal of Components	**120**	67

8. Tax on Surplus/(deficit) on ordinary activities

	Group		Association	
	2022	2021	**2022**	2021
	£'000	£'000	**£'000**	£'000
Current tax				
UK corporation tax on surplus for the year	**-**	-	**-**	-
Tax on Surplus/(deficit) on ordinary activities	**-**	-	**-**	-

The society became an exempt charity on 2 April 2015 and is therefore only liable to corporation tax on non-charitable surpluses.

9. Directors' remuneration

Group & Association

	2022 £'000	2021 £'000
The aggregate emoluments paid to or receivable by executive Directors and former executive directors	**460**	295
The aggregate compensation paid to or receivable by Directors (key management personnel)	**-**	-
The emoluments paid to the highest paid Director excluding pension contributions	**131**	116

There were changes to the Executive Team during the year. The ex-Chief Executive is an ordinary member of the LGPS pension scheme. The LGPS pension scheme is a final salary scheme funded by annual contributions by the employer and employee. No enhanced or special terms apply. There are no additional pension arrangements. A contribution by Eden Housing Association of £16k (2021: £16k) was paid in addition to the personal contributions of the Chief Executive.

Directors (key management personnel) are defined as members of the Board, the Chief Executive and any other person who is a member of the Executive Team or its equivalent. Non-Executive Members of the Board are not remunerated.

10. Employee information

	Group		**Association**	
	2022 No.	2021 No.	**2022 No.**	2021 No.
The average number of persons employed during the year expressed in full time equivalents (37 hours per week) was:				
Office staff	**45**	45	**45**	45
Wardens, caretakers and cleaners	**9**	9	**9**	9
	£'000	£'000	**£'000**	£'000
Staff costs				
Wages and salaries	**1,839**	1,766	**1,839**	1,766
Social Security costs	**160**	156	**160**	156
Other pension costs	**245**	242	**245**	242
	2.244	2,164	**2,244**	2,164

Aggregate number of full-time equivalent staff whose remuneration exceeded £60,000 in the period:

	No.
£60,000 - £70,000	**1**
£70,000 - £80,000	**0**
£80,000 - £90,000	**1**
£90,000 - £100,000	**0**
£100,000 - £110,000	**0**
£110,000 - £120,000	**0**
£120,000 - £130,000	**1**
£130,000 - £140,000	**1**

11. Pension obligations

Eden Housing Association Limited participates in two schemes, the Social Housing Pension Scheme (SHPS) and the Local Government Pension Scheme (LGPS) administered by Cumbria County Council. Both schemes are both multi-employer defined benefit schemes. The Schemes are funded and are contracted out of the state scheme. The scheme available for all new employees is the SHPS defined contribution scheme.

The total pension liability at the year-end amounted to £3,074k, comprising £661k in relation to SHPS and £2,413k in relation to LGPS (total liability 2021 £3,732k, £397k SHPS plus £3,335k LGPS).

Social Housing Pension Scheme

The Group participates in the Social Housing Pension Scheme ('SHPS'), a defined benefit multi-employer pension scheme administered by TPT Retirement Solutions ('TPT'). The accounting policy in relation to SHPS is set out on page 25.

Principal Actuarial Assumptions

The following information is based upon a full actuarial valuation of the fund at 31 March 2021 updated to 31 March 2022 by a qualified independent actuary.

	At 31 March 2022	At 31 March 2021
	%	%
Rate of increase in salaries	**4.10**	3.88
Rate of increase for pensions in payment / inflation	**3.37**	3.17
Discount rate for scheme liabilities	**2.76**	2.22
Inflation assumption (CPI)	**3.10**	2.88
Commutation of pensions to lump sums	**-**	-

The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations on retirement age 65 are:

	At 31 March 2022
	Years
Retiring today	
Males	**21.1**
Females	**23.7**
Retiring in 20 years	
Males	**22.4**
Females	**25.2**

Analysis of the amount charged to operating costs in the Statement of Comprehensive Income	**At 31 March 2022 £'000**	At 31 March 2021 £'000
Employer service/admin cost (net of employee Contributions)	**(4)**	(4)
Past service cost	**-**	-
Total operating charge	**(4)**	(4)
Analysis of pension finance income / (costs)		
Expected return on pension scheme assets	**20**	19
Interest on pension liabilities	**(28)**	(22)
Amounts charged/credited to financing costs	**(8)**	(3)
Amount of gains and losses recognised in the Statement of Comprehensive Income		
Actuarial gains(/losses) on pension scheme assets	**186**	47
Actuarial gains/(losses) on scheme liabilities	**90**	(299)
Actuarial gain/(loss) recognised	**276**	(252)

Movement in surplus/(deficit) during year	At 31 March 2022 £'000	At 31 March 2021 £'000
Surplus/(deficit) in scheme at 1 April 2020	**(397)**	(164)
Movement in year:		
Employer service cost/admin (net of employee Contributions)	**(4)**	(4)
Employer contributions	**24**	26
Past service cost	**-**	-
Net interest/return on assets	**(8)**	(3)
Remeasurements	**(276)**	(252)
(Deficit) in scheme at 31 March 2022	**(661)**	(397)

Asset and Liability Reconciliation	At 31 March 2022 £'000	At 31 March 2021 £'000
Reconciliation of liabilities		
Liabilities at start of period	**(1,283)**	(968)
Service cost	**(4)**	(4)
Interest cost	**(28)**	(22)
Employee contributions	**-**	-
Remeasurements	**90**	(299)
Benefits paid	**10**	10
Past Service cost	**-**	-
Reconciliation of assets	**(1,215)**	(1,283)
Assets at start of period	**886**	804
Return on plan assets	**20**	19
Remeasurements	**186**	47
Employer contributions	**24**	26
Employee contributions	**-**	-
Benefits paid	**(10)**	(10)
Assets at end of period	**1,106**	886
Actual return on plan scheme assets	**66**	66
Asset Allocation		
Absolute Return	**44**	49
Alternative Risk Premia	**36**	33
Corporate Bond Fund	**74**	52
Credit Relative Value	**37**	28
Distressed Opportunities	**40**	26
Emerging Markets Debt	**32**	36
Global Equity	**212**	141
Infrastructure	**79**	59
Insurance-Linked Securities	**26**	21
Liability Driven Investment	**309**	226
Long Lease Property	**28**	17
Net Current Assets	**3**	5
Private Debt	**28**	21
Property	**30**	18
Risk Sharing	**36**	32
Secured Income	**41**	37
Opportunistic Illiquid Credit	**37**	23
High Yield	**10**	27
Opportunistic Credit	**4**	24
Liquid Credit	**-**	11
Cash	**4**	-
Currency Hedging	**(4)**	-
Total assets	**1,106**	886

Local Government Pension Scheme

The LGPS is a funded defined-benefit scheme, with the assets held in separate funds administered by Cumbria County Council. The total contributions made for the year ended 31 March 2022 were £131,000, of which employer's contributions totalled £95,000 and employees' contributions totalled £36,000. The agreed contribution rates for future years are 18.2% for employers and range from 5.5% to 10.5% for employees, depending on salary.

Principal Actuarial Assumptions

The following information is based upon a full actuarial valuation of the fund at 31 March 2021 updated to 31 March 2022 by a qualified independent actuary.

	At 31 March 2022	At 31 March 2021
	%	%
Rate of increase in salaries	**4.70**	4.20
Rate of increase for pensions in payment / inflation	**3.30**	2.80
Discount rate for scheme liabilities	**2.80**	2.20
Inflation assumption (CPI)	**3.20**	2.70
Commutation of pensions to lump sums		-

The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations on retirement age 65 are:

	At 31 March 2022	At 31 March 2021
	Years	Years
Retiring today		
Males	**25.3**	22.7
Females	**22.6**	25.3
Retiring in 20 years		
Males	**24.3**	27.2
Females	**24.1**	27.1

Analysis of the amount charged to operating costs in the Statement of Comprehensive Income	**At 31 March 2022 £'000**	At 31 March 2021 £'000
Employer service cost (net of employee contributions)	**(208)**	(171)
Past service cost	**-**	-
Total operating charge	**(208)**	(171)
Analysis of pension finance income / (costs)		
Expected return on pension scheme assets	**219**	193
Interest on pension liabilities	**(291)**	(259)
Amounts charged/credited to financing costs	**(72)**	(66)

Amount of gains and losses recognised in the Statement of Comprehensive Income		
Actuarial gains(/losses) on pension scheme assets	**751**	1,311
Actuarial gains/(losses) on scheme liabilities	**360**	(1,654)
Actuarial gain/(loss) recognised	**1,111**	(343)

Movement in surplus/(deficit) during year

	At 31 March 2022 £'000	At 31 March 2021 £'000
Surplus/(deficit) in scheme at 1 April 2020	**(3,335)**	(2,845)
Movement in year:		
Employer service cost/admin (net of employee contributions)	**(212)**	(175)
Employer contributions	**95**	94
Past service cost	**-**	-
Net interest/return on assets	**(72)**	(66)
Re-measurements	**1,111**	(343)
Effect of curtailments	**-**	-
(Deficit)/Surplus in scheme at 31 March 2021	**(2,413)**	(3,335)

Asset and Liability Reconciliation	**At 31 March 2022 £'000**	At 31 March 2021 £'000
Reconciliation of liabilities		
Liabilities at start of period	**(13,295)**	(11,291)
Service cost	**(208)**	(171)
Interest cost	**(291)**	(259)
Employee contributions	**(36)**	(36)
Remeasurements	**360**	(1,654)
Benefits paid	**127**	116
Past Service cost	**-**	-
Reconciliation of assets	**(13,343)**	(13,295)
Assets at start of period	**9,960**	8,446
Return on plan assets	**219**	193
Re-measurements	**751**	1,311
Employer contributions	**95**	94
Employee contributions	**36**	36
Benefits paid	**(127)**	(116)
Administration expenses	**(4)**	(4)
Assets at end of period	**10,930**	9,960
Actual return on plan scheme assets	**970**	1,504
Asset Allocation		
Equities	**3,836**	3,825
Government Bonds	**1,847**	1,753
Other Bonds	**-**	-
Property	**995**	797
Cash	**306**	408
Other	**3,946**	3,177
Total assets	**10,930**	9,960

12. Tangible fixed assets

Group & Association	Social Housing Properties for Letting Completed £'000	Social Housing Properties for letting under Construction £'000	Low cost home ownership Properties completed £'000	Total Housing Properties £'000	Freehold offices £'000	Furniture and office equipment £'000	Total fixed assets £'000
Valuation							
At start of the year	95,127	33	4,088	99,248	958	514	100,719
Additions to properties acquired	-	18	-	18	-	81	99
Works to existing properties	1,594	-	-	1,594	-	-	1,594
Interest capitalised	79	-	-	79	-	-	79
Schemes completed	-	-	-	-	-	-	-
Disposals	(603)	-	-	(603)	-	(81)	(684)
Revaluation movement in the year	1,904	-	131	2,035	-	-	2,035
At end of the year	**98,101**	**51**	**4,219**	**102,371**	**958**	**514**	**103,843**
Depreciation and impairment							
At start of the year	18,158	-	-	18,158	328	242	18,728
Charge for the year	1,447	-	-	1,447	18	99	1,564
Disposals	(484)	-	-	(484)	-	(80)	(564)
At end of the year	**19,121**	**-**	**-**	**19,121**	**346**	**261**	**19,728**
Net book value at the end of the year	**78,980**	**51**	**4,219**	**83,250**	**612**	**253**	**84,115**
Net book value at the start of the year	76,969	33	4,088	81,090	630	272	81,992

Housing Properties comprise:	**2022 £'000**	2021 £'000
Freeholds	**83,250**	81,090

Historical cost of Housing Properties before valuation				
NBV at start of the year	70,109	33	8,028	78,170
Net movement during the year	1,069	18	-	1,088
NBV at end of the year	**71,178**	**51**	**8,028**	**79,258**

13(a). Investment properties held for letting

	Group		Association	
	2022	2021	**2022**	2021
	£'000	£'000	**£'000**	£'000
At start of year	**680**	675	**680**	675
Additions	**-**	-	**-**	-
(Loss)/Gain from adjustment in value	**67**	5	**67**	5
At end of year	**747**	680	**747**	680

Housing properties and investment properties were valued at 31 March 2022 by Savills (UK) Limited, professional qualified external valour. The valuation of properties was undertaken in accordance with the Royal Institute of Chartered Surveyors Valuation Standards. In valuing the properties, the following significant assumptions were used:

	2022	**2023**	**2024 In perpetuity**
Discount rate	4.75%	4.75%	4.75%
Annual Inflation rate	4.00%	2.30%	2.00%

For future years, rent have been forecast at CPI plus 1% per annum.

13(b). Homebuy loans

	Group		Association	
	2022	2021	**2022**	2021
	£'000	£'000	**£'000**	£'000
At start of year	**516**	567	**516**	567
Loans issued in the year	**-**	-	**-**	-
Loans repaid in the year	**-**	(51)	**-**	(51)
Provisions against non-recoverable loans	**(516)**	(516)	**(516)**	(516)
At end of year	**-**	-	**-**	-

14. Fixed asset investments

Group Companies
The group comprises the following entities, all registered in England:

Name	Incorporation and ownership	Regulated/ non-regulated	Nature of Business
Eden Property Developments Limited (Registered number 4048736)	Company – 100%	Non-regulated	Build Contractor

At 31 March 2022 the Group has the following interests in the subsidiary:

	2022 £'000	2021 £'000
Share of current assets	**-**	4
Share of liabilities – due within one year	**-**	(4)
Share of liabilities – due after more than one year	**-**	-
Share of net assets	**-**	-
Share of capital commitments	**-**	14

15. Trade and other debtors

	Group		**Association**	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
Tenant arrears	**194**	255	**194**	255
Less: provision for bad debts	**(165)**	(128)	**(165)**	(128)
Amounts due from group undertakings	**-**	-	**-**	-
Other debtors	**184**	163	**184**	163
Prepayment and accrued income	**391**	321	**391**	321
Total trade and other debtors	**604**	611	**604**	611

Debtors are all due within one year

16. Investments

Group & Association	**2022 £'000**	2021 £'000
Time deposit investments > 3 months	**7**	3,489

17. Cash and cash equivalents

	Group		**Association**	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
Money Market Investments	**5,107**	2,307	**5,107**	2,307
Cash at bank	**272**	656	**271**	652
Total cash and cash equivalents	**5,379**	2,963	**5,378**	2,959

18. Creditors: amounts falling due within one year

	Group		Association	
	2022	2021	**2022**	2021
	£'000	£'000	**£'000**	£'000
Loans & overdrafts	**1,058**	1,979	**1,058**	1,979
Trade creditors	**190**	298	**190**	288
Rents & service charges paid in advance	**93**	83	**93**	83
Amounts owed to group undertakings	**-**	-	**-**	10
Other taxation and social security payable	**31**	30	**31**	30
Accruals and deferred income	**399**	400	**398**	396
Recycled capital grant fund (Note 21)	**242**	214	**242**	214
Other creditors	**72**	44	**72**	44
	2,085	3,048	**2,084**	3,044

19(a). Creditors: amounts falling due after more than one year

	Group		Association	
	2022	2021	**2022**	2021
	£'000	£'000	**£'000**	£'000
Loans (Note 19b)	**41,000**	42,972	**41,000**	42,972
Recycled capital grant fund (Note 21)	**119**	119	**119**	119
Unamortised loan fee	**(189)**	(199)	**(189)**	(199)
Refinancing costs	**250**	365	**250**	365
	41.180	43,257	**41,180**	43,257

19(b). Debt analysis

	Group		Association	
	2022	2021	**2022**	2021
	£'000	£'000	**£'000**	£'000
Loans repayable by instalments:				
Within one year	**-**	-	**-**	-
In one year or more but less than two years	**-**	-	**-**	-
In two years or more and less than five years	**-**	-	**-**	-
In five years or more	**1,101**	1,151	**1,101**	1,151
Loans not repayable by instalments:				
Within one year	**1,058**	1,979	**1,058**	1,979
In one year or more but less than two years	**1,153**	1,058	**1,153**	1,058
In two years or more and less than five years	**4,285**	2,683	**4,285**	2,683
In five years or more	**34,461**	38,080	**34,461**	38,080
Total loans	**42,058**	44,951	**42,058**	44,951

Loans are secured by specific charges on the organisations individual housing properties. The loans are repayable monthly/quarterly at varying rates of interest and are due to be repaid by 2039.

The interest rate profile of the organisation at 31 March 2022 was:

	Total £'000	Variable Rate £'000	Fixed rate £'000	Weighted Average rate %
Instalment loans	**1,101**	**-**	**1,101**	**3.06%**
Non-instalments loans	**40,957**	**4,457**	**36,500**	**5.07%**
	42,058	**4,457**	**37,601**	**%**

At 31 March 2022 the PRP has the following borrowing facilities:	**£'000**
Undrawn committed facilities	**-**
Drawn facilities	**42,058**
Total facility	**42,058**

19c. Analysis of changes in net debt

Group	Year Ended 31 March 2021 £'000	Cash Flows £'000	Non-Cash Movement £'000	Year Ended 31 March 2022 £'000
Cash & Cash equivalents	**2,963**	2,416	-	5,379
Investments	**3,489**	(3,482)	-	7
Loans falling due within one year	**(1,979)**	-	(1,058)	(1,058)
Loans falling due after more than one year	**(42,972)**	2,835	1,058	(41,000)
	(38,499)	1,769	-	(36,672)

Association	Year Ended 31 March 2021 £'000	Cash Flows £'000	Non-Cash Movement £'000	Year Ended 31 March 2022 £'000
Cash & Cash equivalents	**2,959**	2,416	-	2,959
Investments	**3,489**	(3,482)	-	3,489
Loans falling due within one year	**(1,979)**	-	(1,058)	(1,058)
Loans falling due after more than one year	**(42,972)**	2,835	1,058	(41,000)
	(38,503)	1,769	-	(36,672)

20. Deferred capital grant

	Group		Association	
	2022 £'000	2021 £'000	**2022 £'000**	2021 £'000
At start of the year	**-**	313	**-**	313
Grant received in the year	**-**	51	**-**	-
Released to income in the year	**-**	(364)	**-**	(313)
At the end of the year	-	-	-	-

21. Recycled capital grant fund

	2022 £'000	2021 £'000
At the start of the year	**333**	266
Inputs: Grants recycled – Property sales	**27**	9
Grants recycled – Other	**-**	58
Interest accrued	**1**	-
Recycling: New build	**-**	-
At the end of the year	**361**	333
Aged Recycled capital grant fund		
Due within one year	**28**	93
Due over one year but less than three	**119**	119
Amount three years or older where repayment may be required	**214**	121
Total Recycled capital grant fund	**361**	333

22. Disposal proceeds fund

	2022 £'000	2021 £'000
At start of year: Funds recycled	**-**	155
Inputs: Grants recycled	**-**	(155)
At end of year	**-**	-
Amounts three years old or older where repayment may be required	**-**	-

23. Non-equity share capital

Group and Association Allotted Issued and Fully Paid	**2022** **£'000**	2021 £'000
At the start of the year	**11**	11
Issued during the year	**-**	**2**
Cancelled in the year	**-**	**(2)**
At the end of the year	**11**	11

The par value of each share is £1. The shares do not have a right to any dividend or distribution in a winding-up, and are not redeemable. Each share has full voting rights. All shares are fully paid.

24. Capital commitments

	2022 **£'000**	2021 £'000
Capital expenditure that has been contracted for but has not been provided for in the financial statements	**-**	14
Capital expenditure that has been authorised by the Board but has not yet been contracted for	**2,079**	-
	2,079	14
The organisation expects these commitments to be financed with:		
Recycled capital grant	**400**	-
Proceeds from the sales of properties	**-**	-
Committed loan facilities	**1,679**	14
	2,079	14

The above figures include the full cost of shared ownership properties contracted for.

25. Operating leases

The organisation holds properties and office equipment under non-cancellable operating leases. At the end of the year the company had commitments of future minimum lease payments as follows:

	Group		**Association**	
	2022 **£'000**	2021 £'000	**2022** **£'000**	2021 £'000
Land and buildings:				
Not later than one year	**-**	5	**-**	5
Later than one year and not later than five years	**-**	-	**-**	-
Later than five years	**-**	-	**-**	-
	-	5	**-**	5
Others:				
Not later than one year	**3**	8	**3**	8
Later than one year and not later than five years	**6**	-	**6**	-
Later than five years	**-**	-	**-**	-
	9	8	**9**	8
	9	13	**9**	13

The lease agreements do not include any contingent rent or restrictions.

26. Contingent liability

We have been notified by the Trustee of the SHPS Pension Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of 2024 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

27. Grant and financial assistance

	2022 £'000	2021 £'000
The total accumulated government grant and financial assistance received or receivable at 31 March 2022	**-**	27,426
Recognised as income in statement of Comprehensive Income	**-**	27,426

28. Related parties

Eden Housing Association Limited is the Parent entity in the Group and ultimate controlling party.

The subsidiary, Eden Property Developments Limited, is contracted by Eden Housing Association Limited on a design and build basis to carry out housing development projects on its behalf. All development costs are recharged to the Association on a cost-plus basis, fees charged on a fixed basis relative to development costs incurred. The quantum and basis of those charges is set out below.

	2022 £'000	2021 £'000
Eden Property Developments Limited		
During the year		
Transactions from subsidiary:		
Property costs for letting under Construction	**-**	49
At the year end		
Amounts owed to / (from) subsidiary	**14**	10

Eden Housing Association Limited also held a minority voting interest in Cumbria Housing Partnership Limited, a related company limited by guarantee, which acted as a joint procurement vehicle for its housing association members. This company is no longer trading and has now been dissolved.

	2022 £'000	2021 £'000
Cumbria Housing Partnership Limited		
During the year		
Transactions from subsidiary:		
Dividends received in the year due to dissolution of CHP	**-**	9
At the year end		
Amounts owed to / (from) subsidiary	**-**	-

At 31 March 2022 there were no other related party transactions and the Board currently had no tenant members.

29. Legislative provisions (Association and Group)

The Association is registered as a Co-operative and Community Benefit Society and is registered with the Regulator for Social Housing as a Registered Housing Provider (RHP) as defined by the Housing and Regeneration Act 2008.

Eden Property Developments Limited is a company limited by shares registered with the Registrar of Companies. It is not a Registered Social Landlord.