



BIELD HOUSING & CARE

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

CONTENTS

	Page
Board, Directors and Advisers	3
Operating and Financial Review	4-19
Statement of the Board's responsibilities	20
Board Statement on Internal Financial Controls	21
Independent Auditor's Report	22-25
Independent Auditor's Report on Corporate Governance matters	26
Statement of Comprehensive Income	27
Statement of Financial Position	28
Statement of Changes in Reserves	29
Statement of Cashflows	30
Notes to the Financial Statements	31-59

BOARD, DIRECTORS AND ADVISERS

BOARD:

Paul Edie (Chair) appointed
September 2023

Margaret Moore

William Smalley*

Isabel McGarvie

Graeme Russell

Frances Wood (Vice Chair)
(appointed September 2023)

David Leaf (appointed
September 2023)

Robert Fernie

Cath Strachan (resigned March
2024)

Dougie Peters

Angus MacRae

Brian McLaren

Derek Breingan

* Tenant of Bield

COMPANY SECRETARY:

Debbie Collins

EXECUTIVE MANAGEMENT TEAM:

Chief Executive

Dr. Lynne Douglas Prof.D.MPhil
BSC

Interim Director of Business Development

Andrea Paterson FCPFA,
MBA(dist.), BA Acc (Resigned
March 2024)

Director of Assets

Drew Moore BSc(Hons), MCIOB,
MIAM (Appointed February
2024)

Chief Operating Officer

Debbie Collins, ACMA, CGMA

Director of Customer Experience

Tracey Howatt CIHM

Director of People and Organisational Development

Nikki Ritchie BA, PGdip HRM,
PGcert EL, MCIPD

BANKERS:

The Royal Bank of Scotland plc
36 St Andrew Square
Edinburgh
EH2 2YB

SOLICITORS:

T C Young
Melrose House
69a George Street
Edinburgh
EH2 2JG

Harper Macleod
65 Haymarket Terrace
Edinburgh
EH12 5HD

EXTERNAL AUDITORS:

RSM UK Audit LLP
Third Floor
2 Semple Street
Edinburgh
EH3 8BL

INTERNAL AUDITORS:

TIAA Ltd
Artillery House
Fort Fareham
Fareham
PO14 1AH

REGISTERED OFFICE:

79 Hopetoun Street, Edinburgh,
EH7 4QF

OPERATING AND FINANCIAL REVIEW

The Board presents its Operating and Financial Review and the audited financial statements for the year ended 31 March 2024. The Operating and Financial Review has been prepared in accordance with the ASB's Reporting Statement issued in January 2006 and is in line with the Housing SORP 2018 requirement to include a strategic report as part of this review.

OVERVIEW OF BUSINESS

Bield Housing & Care ('Bield') is a charitable Registered Social Landlord (RSL) set up in 1971. Our primary objective remains to improve the quality of life of older people by offering a diverse range of housing, care and other services to make it possible for more people to live their best lives, at home, surrounded by a supportive community. Our goal is to listen to what our customers are telling us to meet their needs and expectations. Through our co-design approach we will improve and develop new services with our tenants. Bield has 4,616 properties in management located across Scotland.

We are primarily an older persons' housing association where we deliver a range of supported housing services to our tenants. We provide management services to owner occupiers in private retirement housing developments. We also have a community alarm service, Bield Response 24 (BR24), which provides services to our tenants and other housing providers.

GOVERNANCE & MANAGEMENT

Bield is governed by a dedicated voluntary Board and a full list of Board members is shown on page 3. The governance structure is based on the Scottish Federation of Housing Associations' Model Governing Rules. The Board is supported by the Audit, Performance & Risk Committee, Business Development Committee and the People Committee who provide specialist advice and have delegated responsibilities as defined in their committee remits which were updated in July 2023. This structure strengthens the Board and provides a streamlined and efficient governance structure. The composition of the Board currently includes one Bield tenant. The Board has adapted to the new ways of working and we continued to conduct virtual Committee meetings throughout the year and a mixture of face to face and virtual Board meetings.

The Board has overall responsibility for managing Bield's strategic direction and governance and review of its operating performance and financial position. It is provided with timely and relevant information in order to discharge its duties. The Board is well equipped to bring independent judgement to bear on issues of strategy, performance, resource management and standards of conduct that are vital to the success of the business. The Board's skill mix is reviewed

on a regular basis and new members are co-opted or recruited to ensure that the necessary skill sets are available to carry out the duties of the governing body.

New Board members are led through an induction training programme and regular board engagement sessions provide necessary updates on relevant topics throughout the year. The Chair carries out annual individual reviews of Board members, to ensure that they are sufficiently qualified and supported to enable them to contribute effectively. This is carried out through a Board appraisal with the Chair of the Board, which assists in identifying learning and development needs, reviewing the contribution of individual members, and ensuring adequate succession planning. Training and development of Board members remains a priority for the business.

Bield is managed by the Executive Management Team (EMT) of Directors. Details of the membership of the EMT are provided on page 3. During the year the Interim Director of Business Development resigned (March 2024) and was replaced by the Director of Assets who joined in February 2024.

REGULATION

Bield operates within a heavily regulated sector but is primarily regulated by the Scottish Housing Regulator (Registration HEP71). Bield continues to be assessed by the Regulator as being 'systemically important' and has a high level of engagement with the regulatory body. Bield is assessed in this category as a result of Bield's primary business in relation to turnover size and significance within the area of operation. The Board and EMT continue to work closely with the Regulator and Bield has met all of the requirements from the regulation plan including the Annual Assurance Statement. Bield provided this statement confirming full compliance with the Regulatory Standards.

STRATEGY AND OBJECTIVES

2023-24 was the first year of Bield's new Strategy, 'Setting the Pace...Our People, Our Homes, Our Communities' 2023-28, to make it possible for more people to live their best lives, at home, surrounded by a supportive community. Our tenants and employees have ensured that our homes and services remain relevant, sustainable and fit for purpose through co-design and collaboration to support the delivery of key projects during the year.



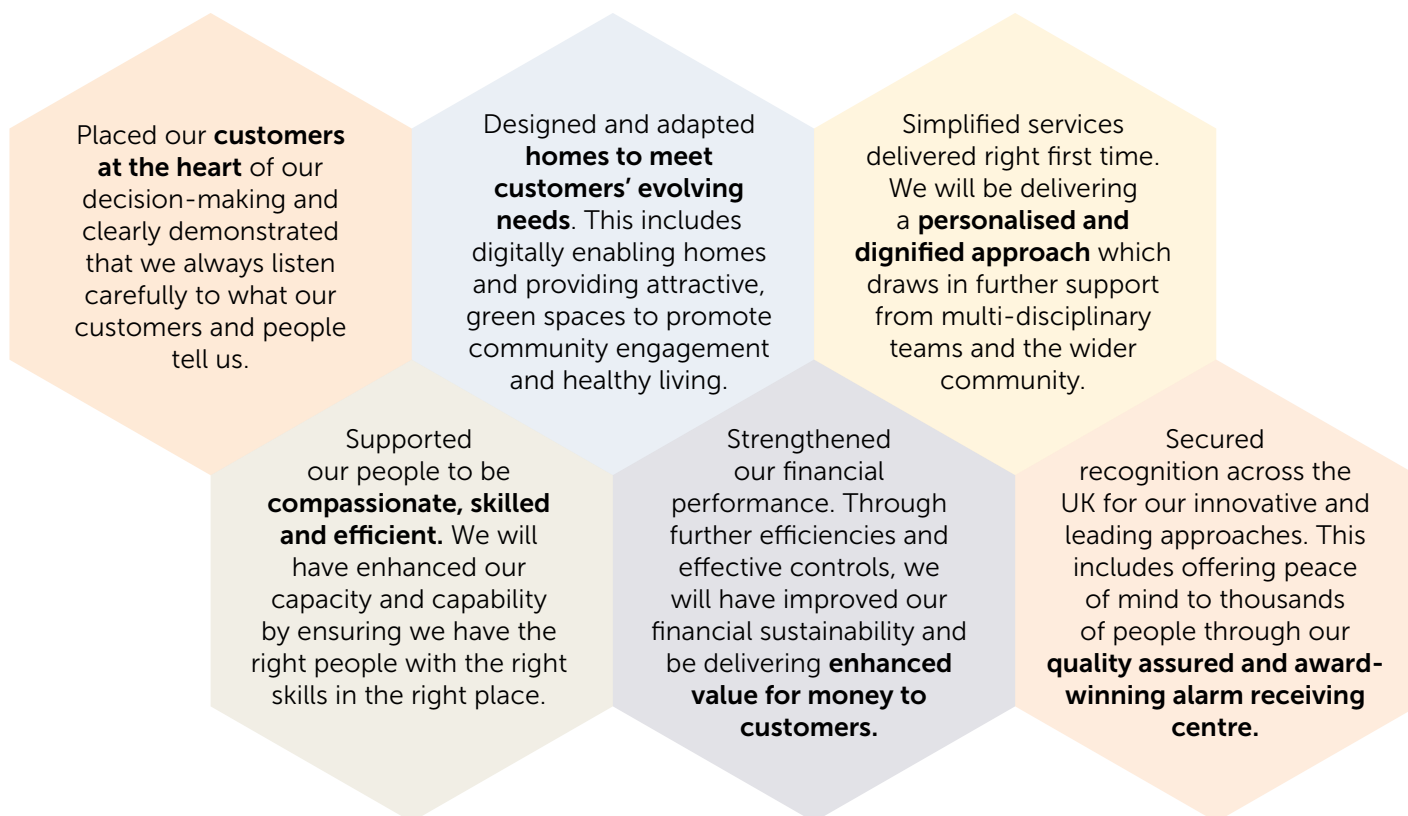
OUR VISION, MISSION AND VALUES

Bield’s 2023-28 Strategy reaffirmed our commitment to our core Vision, Mission and Values. The way that our core beliefs are delivered need to adapt and change to meet an ever more complex operating environment. The Strategy sets out our long-term goals and is aligned with our Vision, Mission and Values. It recognises that Bield operates in a fast-changing and dynamic external environment.

Our 2023-28 Strategy is deliberately ambitious and stretching. Designed to make a real and measurable difference for our customers and wider society, this Corporate Strategy & Business Plan has started to launch a period of significant change for us. We know that we must act now if we want to play a leading role in meeting the housing needs of future generations.

OUR 10 YEAR VISION: We will lead, set and deliver the global standard for ageing at home.

OUR 5 YEAR AMBITION: By 2028 we will have:



OUR VALUES:

Our seven values are especially important to us; they guide our approach to each other, our customers, and partners.



Caring



Honesty



Equality & Diversity



Dignity



Inclusion



Ambition



Kindness

DELIVERING OUR STRATEGY

Our five strategic intentions, or goals, act as the pillars of our Strategy and set out how we will create value for our customers and wider society. They are each designed to be stretching and, together, they will point us towards achieving our Vision. We are taking a phased approach to delivering our new Strategy across three time horizons to Strengthen (Years 1-2), Grow (Years 2-4) and Lead (Years 3-5). The focus in 2023-24 has been strengthening our customer service, co-creating our Independent Living 'Model' with our tenants and exploring opportunities to improve efficiencies to ensure rents remain affordable in future years.

STRATEGIC INTENTIONS

Face the challenges	We do not underestimate the many challenges we face, nor the considerable efforts required to overcome these. Nonetheless, we will embrace challenge as an opportunity for change, collaboration and innovation. We will start by asking ourselves the difficult questions and ensuring we have a full understanding of the challenges, risks, opportunities and potential impacts.
Improve efficiency	We are fully committed to affordable rents and service charges and so will continue to seek sustainable and innovative ways to improve our efficiency, cost control and value for money. We know there is scope to further improve our efficiency and reduce some costs. We also know that this will be especially hard to do at a time of rising costs and economic uncertainty.
Harness our strengths	We have amassed considerable strengths over the past 50+ years but now need to fully appreciate these and put them to more effective use. For example, we want to make better use of our insight and specialist knowledge both internally and externally, and to reinvigorate our organisational culture with our specialist and talented workforce.
Enhance our impact	We know that we make a positive difference to our customers' lives and that demand for our homes and services is increasing. This partly explains why we are so eager to assist more people to live their best lives. In addition, the results from our customer satisfaction surveys indicate where there is room for improvement and our innovative projects and collaborations help us to understand how we can improve our performance and effectiveness.
Lead the way	We have clearly signalled the level of our ambition in our vision statement. We want to see housing for older people becoming the exemplar for mainstream housing. We also want to showcase a personalised and proactive approach to service delivery and promote the use of telecare and other innovative tools to enhance customer choice, engagement and satisfaction.

Our priorities reflect the changing context and renewed ambition and identified 12 Corporate Priorities for 2023-28.

STRATEGIC INTENTIONS



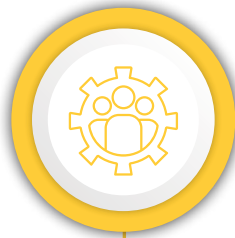
Face the challenges

1. Needs and Expectations
2. Customer Services
3. Asset Management



Improve efficiency

4. Operating Model
5. Digital Technology
6. Financial Management



Harness our strengths

7. Organisational Culture
8. Insight and Specialist Knowledge



Enhance our impact

9. New Build & Remodelling
10. Partnership & Collaboration



Lead the way

11. Innovation
12. Influence

OUR CORPORATE PRIORITIES

Bield's new Strategy will work with partners to support key external drivers as follows:

- By 2030 it is anticipated there will be over 600,000 people aged 75 and over in Scotland
- Scottish Government National Care Service Review and Digital Health & Care Strategy - promote greater integration of technology-based solutions to support ageing at home
- Cost of living crisis – maintaining affordable homes in an uncertain economic environment
- Energy crisis and impacts on fuel poverty
- Housing to 2040 and the Scottish Government Affordable Housing Supply Programme (AHSP)
- The 20 minute neighbourhood concept so local residents can meet all their daily needs within a 20 minute walk or cycle
- Energy Efficiency Standard for Social Housing (EESH2)
- Carbon neutral / net zero targets - achieving net zero in Social Housing (ZEST Report)

To successfully deliver our new Strategy in the first year, we set out and embedded a governance framework to oversee our delivery plan and programmes of work ensuring that they are sufficiently resourced. We developed our Strategic Performance Framework to support measuring the impact of the transformational change to provide timely feedback. These new project management tools give us confidence in our ability to deliver on our strategic intentions.

ENVIRONMENTAL, SOCIAL, GOVERNANCE (ESG)

As a registered charity operating in the social housing environment, the prominence of ESG has been growing. As a sector we are already strongly engaged in all three measurements and are well placed to ensure that Bield adopts the underlying principles. It is recognised that it is critical that organisations take responsibility for their surrounding environment and society and Bield has committed to do so. The three areas of engagement are:

Environment – the environmental and sustainability agendas are strongly emphasised within our core business plans and are part of the key objectives identified by the Social Housing Regulator measurements feeding into our regulatory commitments.

Social – the social impact on Bield’s customers, staff, partners and wider communities is being proactively managed to deliver the maximum impacts.

Governance – Bield operates in a highly regulated sector and is governed by a number of external regulatory bodies, ensuring there is a high level of commitment to effective governance across all parts of the organisation.

During the year, Bield joined Sustainability for Housing and have adopted the Sustainability Reporting Standard for Social Housing which will be completed in October 2024.



KEY RISKS IMPACTING ON FUTURE PERFORMANCE

Like all businesses, Bield faces a wide variety of business-related risks. The volatile economic environment has seen increasing risks from the cost-of-living crisis and the significant increase in energy costs during the year. Bield’s approach to risk management is to ensure that an awareness of risk is embedded at all levels within the organisation and that an effective system is in place for monitoring and recording identified risks. Bield introduced a new Board Assurance and Risk Management Policy in 2023 to support its new Strategy and Business Plan. The new framework helps identify and manage risks that may stand in the way of achieving Bield’s plans or consider risks that open opportunities to exploit. The framework identifies Strategic Risks in relation to delivering our five strategic intentions, Business Health Risks

which are corporate risks that may impact our ability to deliver our plans and operational risks for each business area to identify and manage to deliver our corporate and operational services. The new Risk Management Framework outlines the responsibilities of Board members and staff.

During the year, the Board assessed its risk appetite against risk categories. These set out the level of risk that Bield is prepared to tolerate which has informed how the Executive Management Team manages risk. This will be reviewed annually to support Bield’s Business Plan. The Audit, Performance and Risk Committee consider Strategic Risks bi-annually and Business Health Risks quarterly, which set out mitigating controls and action plans in place to further mitigate risks.

The following key risks have been identified as the risks most likely to affect Bield’s future performance:

Key Risk: We fail to achieve net zero investing in our homes by 2045

Background and Mitigation of Risk

The social housing sector is committed to meeting the Scottish Government and Scottish Housing Regulator’s net zero, carbon reduction and energy efficiency measures. We have developed a Strategic Asset Management Strategy (SAMS) which sets out investment in new and existing homes to support the net zero agenda and maintain the quality of Bield’s homes. We are carrying out a full assessment of our homes to assess the level of investment required and prioritise that investment over the short and longer term. Options for funding the significant investment by 2045 will be considered and we will maximise support from various grants.



Key Risk: The impact of inflationary increases and the energy crisis

Background and Mitigation of Risk

The external economic environment is starting to settle but we continue to be faced with construction supply chain issues impacting on the cost of maintenance to and investment in our homes. Energy charges have reduced during the year but are still significantly higher than the costs in 2021. We secure prices annually through the Scottish Government and have introduced mechanisms, where possible, to reduce demand and attempt to control costs across all parts of the business. We considered the impact of continuing inflationary pressure as part of our five and 30-year financial plans and during 2024-25 we are developing options to strengthen our financial position through efficiencies and the growth of Bield’s services.



Key Risk: Rent and service charges which meet customer needs and are affordable

Background and Mitigation of Risk

Rent affordability is a key area of concern for the business and we are working to ensure that rent increases remain affordable. We have restructured rents which included some service charges to separate out energy costs and our energy equalisation fund has provided support to tenants with energy costs reducing by 30% in 2024-25. A rent uplift of 6.7% has been set for 2024-25 and included in the budget to ensure we maintain affordable rents at inflation and continue to deliver high quality services. We have provided support to tenants to maximise their income from Income Advice Officers supporting them to access over £1m in benefits. We have considered affordable rent and service charge uplifts as part of our five and 30-year financial plans. Our new Digital Strategy has identified efficiencies from changing how we work and we are reviewing our operating models to ensure our services are value for money for our tenants. In 2024-25 we will review our Rent Policy so charges are clear to our tenants and they can still access benefits following changes in the UK Government benefits scheme. We have co-designed a new Independent Living 'Model' with our tenants which will be piloted in 2024-25. This will ensure we can continue to be a landlord of choice for older people now and in the future.



Key Risk: Increased pension deficits

Background and Mitigation of Risk

The triennial valuation of the SHPS scheme as at 30th September 2020 has resulted in an extension of the deficit repayment term by a further 18 months to March 2028 with a material increase in the overall deficit value of the scheme and a requirement for increased future deficit contributions. Bield's financial projections include provision for this trend of increased employer contributions. Bield reviewed its pension consideration during 2022-23 and on 31st May 2023 it was closed to further accruals, reducing potential future rising costs. The triennial valuation for September 2023 is almost complete and early indications are that there is no requirement for an increase to deficit contributions which will conclude by March 2028.



Key Risk: Recruit and retain key staff to embrace change and support tenants to live independently

Background and Mitigation of Risk

Our People Strategy has a key theme of recruitment, reward and recognition. We have offered pay awards and pay harmonisation for 2023-24 to support employees with cost-of-living pressures. We have assessed the capacity and capability to deliver our new Strategy and enhanced this with external advisors for short-term projects. During the year, we worked collaboratively with our Employee Forum and people to identify areas for strengthening our workplace culture and employee experience.



OPERATIONAL PERFORMANCE

A number of major projects were initiated or successfully completed during 2023-24, including the following:

- We launched our new Customer Contact Centre to provide a unified single point of contact for customers, stakeholders and other partners. This is supported by our digital customer portal, 'My Bield', where tenants can pay rent and request repairs.
- We co-designed our new Independent Living (IDL) 'Model' with our tenants which adopts a holistic, personalised approach to IDL supported by enhanced use of technology. This will be tested and refined by a carefully-selected group of pilot developments in 2024-25.
- We implemented our new Allocations Policy on 1st April 2024, approved by Board in November 2023, which will support Bield to attract more tenants who want to live independently in their own homes in their retirement and reduce the number of days our properties are empty during 2024-25.
- We reduced adaptation waiting times by investing £150k to undertake an additional 33 adaptations in 2023-24 so homes were more accessible for Bield tenants.
- We develop Bield's three year customer-facing Digital Strategy and commenced its implementation through roll-out of devices for employees and enhanced digital skills to provide better services to our customers and work more effectively.
- Through a partnership with Blackwood Homes & Care, Bield have purchased 24 new build properties in Charleston, Dundee which will be completed in the summer of 2024 and contribute to our target of 400 new homes by 2033.
- We have moved forward with our commitment to make all our homes carbon net zero by 2045 by completing heat map surveys of all our properties with retrofit studies for five of our developments to inform our approach to meet national environmental targets.

RESOURCES

HOUSING STOCK

At 31st March 2024, Bield managed 4,616 properties, of which 4,522 were owned or in shared ownership by Bield, making it one of the largest RSLs in Scotland.

The aim of Bield is to have a common level of rents for all similar properties. The rent policy should be logical, consistent and easily applied. Bield's rent policy applies our three main objectives: affordability for our client group, financial viability for Bield and marketability compared with our peer group.

At 31st March 2024, Bield had the following stock in management:

	2024	2023
Amenity	384	422
Retirement (including Sheltered)	2,787	2,711
Retirement Housing with Meals, Plus (including Very Sheltered)	1,078	1,188
General Needs	127	128
Shared Ownership / Equity	146	148
Owner Services	94	612
Total	4,616	5,209

The Board recognises the need to maintain and improve existing housing stock and approved its new Strategic Asset Management Strategy in May 2023. Bield is expecting to invest around £48m in existing homes to improve its properties and the energy efficiency standards over the next five years.

We will complete a review of our stock data to establish the practical aspects of our short and long term asset improvement delivery in the first quarter of 2024-25. This will support investment in the remaining backlog of our maintenance programme stemming from Covid, our closed assets and the unknown future energy efficiency targets yet to be finalised by the Scottish Government.

EMPLOYEES

Bield's dedicated and motivated workforce are core in how we deliver for our customers, supporting our tenants to live independently. In 2023-24, the average number of full-time equivalent staff employed by Bield was 467 (2022-23: 465).

Our People Strategy leads on our ambition for our people and how we will deliver to support everyone to live their potential. Over the course of 2023-24 we invested in the pay and conditions for employees, with a focus on



improving work life balance for frontline employees. We supported our people performance through a range of people-related policies and procedures that underpin how we work and deliver for tenants. We spent the year working collaboratively with our Employee Forum and people to identify areas for strengthening our workplace culture and employee experience. We continued to benchmark our approaches externally and connect with partners to help grow a workplace that promotes inclusion and creating healthy and safe workplaces. We invested in strengthening access to training which creates opportunities for employees to develop and succeed within Bield. Our people performance is monitored and managed against a range of measures and reported within our governance arrangements.

THE MODERN SLAVERY ACT 2015

The Modern Slavery Act 2015 requires certain organisations to provide information regarding their efforts to eliminate slavery and human trafficking in their supply chains. We carry out checks on our suppliers through pre-qualification questionnaires and/or tender documents. In doing so, we exclude any unsuitable companies. Once we engage a supplier, we make sure they have policies which are similar to ours and match our overall values.

The following statement sets out the position of Bield in compliance with the Act: *We strive to make sure that when we purchase goods and services we comply with all relevant laws and conduct ourselves in an open, honest and ethical manner.* We have included a Modern Slavery clause in our framework agreement for maintenance contractors. The clause describes the obligations upon any contractor employed by Bield under the framework in terms of addressing the Act.

We recognise the need to raise awareness across the workforce and will take reasonable steps to develop relevant training and a Modern Slavery Act Guidance document. Bield therefore believes that, to the best of its knowledge, its suppliers do not engage in illegal slavery or human trafficking.

HEALTH AND SAFETY

The Board recognises its legal duty of care towards protecting the health and safety of its employees, tenants and others who may be affected by the organisation's activities. Health and safety is a business-critical function within Bield, with all employees active in ensuring the safe running of our services and properties. In 2023 we updated our Health and Safety Policy, developed in partnership with our external health and safety advisor and our people. Our business areas are supported through key appointed leads who work collectively as part of our health and safety management group who review our

health and safety plans. All roles across Bield undertake a rolling programme of investing in skills and competencies required, underpinned by ongoing reviews to inform practical policies and procedures. We continue to look to modernise how we manage health and safety across Bield and have commenced moving to a new reporting system, which is improving our capacity to report on safety matters and aligns with our operational working practices. Ongoing priorities and risks are managed through our business plans, with oversight and governance from Senior Management and Board.

SUSTAINABILITY AND COMMUNITY ISSUES

As Scottish Government, Local Authorities and Communities attempt to mitigate or adapt to the climate crisis and strive towards net zero by 2045, over the next decade we are going to see significant change which we cannot stop, and therefore have to embrace, contribute and grow with the changes or be left behind.

The Scottish Government introduced their Climate Change (Scotland) Act in 2009 in response to the Paris Agreement, and the Climate Change Act amendment in 2019 which set targets to achieve net zero carbon by 2045. In addition to this, the Scottish Government published their Heat in Building Strategy, which has a clear indication on the direction of travel to decarbonise heating systems while remaining affordable and fair. As an organisation, Bield must be sustainable and offer attractive, affordable, low-carbon living and working. We need greener, cleaner places and to reduce energy poverty among our tenants. Environmental probity drives us towards doing as much as possible with as little as possible. As the sector moves away from fossil fuel based heating, we must carefully consider our buildings' energy performances and suitability by transforming to electric heating systems, improving thermal performance and reducing energy costs for our tenants.

Buildings account for 35% of the total global energy consumption. As much as 60% of the energy we use in our homes is for heating and hot water, and much of that energy escapes from our homes through windows, doors, roofs and walls. In order to make our buildings suitable for affordable electric heating, we have to understand

how much we can improve them in terms of energy performance. We can wait to be told what to do but, inevitably, we know now what the standard and expectation will likely be therefore we can start towards that without delay. This will ensure we are better informed and better equipped to deliver on these challenging targets. By delivering energy efficient and affordable homes, it will allow us to be at the forefront of the sector and the first choice for older people to live independently.

We are also clear that working to minimum standards will no longer do for Bield or for its tenants and, through the Strategic Asset Management Strategy (SAMS), we are raising our standards and developing a new Design Guide for our homes. We are aiming for quality and sustainability in our design standard and to future-proof our investment. We will assess and adopt (where possible) Passivhaus, or equivalent, for our new build properties and Enerfit, or equivalent, for our existing properties. We appreciate the need for our plans to be flexible and allow us to adapt to meet future compliance requirements. We are aware that the Scottish Government is in consultation with regards to future energy performance monitoring criteria, but we will work proactively to achieve these targets when fully established. Products will be specified to be of sufficient quality to deliver right-first-time results, to ensure they last and that they are affordable to our tenants and to us. Our understanding of our stock, our target specifications and government targets will allow us to try to maximise grant funding to support on investment requirements.

EQUALITY, DIVERSITY & INCLUSION

The Board is committed to creating a culture that celebrates differences, promotes equality and seeks to be inclusive in all that we do. Bield's strategies, policies and procedures work to ensure we actively support the rights of individuals, seek to reduce disadvantage and promote equality of opportunity across our services and employment practices.

Bield continues to monitor and review practices, working with our tenants, workforce and partners to grow our offer and ensure we reflect the needs of the communities we serve. Bield's Strategy sets out our ambition with our action plan capturing what we will deliver, our progress is monitored and reported through our performance reports and governance structure.



FINANCIAL REVIEW

ACCOUNTING POLICIES

The principal accounting policies of Bield are set out in Note 1 on pages 24-28 of notes to the Financial Statements.

FINANCIAL HIGHLIGHTS

Turnover for the year was £48.2m (2023: £45.0m) which is a £3.2m increase from the prior year.

Operating costs for the year were £47.0m (2023: £44.5m), an increase of £2.5m from the prior year. The total operating surplus is £1.1m (2023: £0.7m) for the year. This reflects high inflation impacting on maintenance costs, investment in pay awards to support employees with the cost-of-living crisis and continuing high energy costs.

The total comprehensive deficit of £0.4m (2023: deficit £0.9m) has been returned for the year. This includes a negative non-cash movement in the pension liability of £1.6m (2023: negative movement of £1.0m) for the defined benefit pension scheme which includes changes in the actuarial assumptions underlying the valuation.

Capital expenditure on properties amounted to £6.7m (2023: £5.9m) with £0.2m expenditure (2023: £nil) on the new build development programme. We have received no new grant funding for development in the year (2023: £nil). After a depreciation charge of £6.6m (2023: £6.3m), the net book value of Bield's housing properties increased from £113.6m to £113.9m.

PENSIONS

Bield is a member of the SHPS multi-employer defined benefit pension scheme which was closed to future accruals on 31st May 2023. From 1st April 2019, Bield was able to recognise its share of the scheme assets and liabilities in line with FRS 102. The new defined benefit liability as at 31st March 2024 is £ 7.9m (2023: £7.8m) and has therefore resulted in an increase in the net liability at 31st March of £0.1m. Further detail in relation to the pension liability is recorded in Note 24 to the financial statements.

DONATIONS TO CHARITABLE ORGANISATIONS

No charitable donations were made in the current year (2023: £nil).

INVESTMENT PERFORMANCE

Bield invests excess funds until they are required which is included as current assets within the Statement of Financial Position. It is anticipated that Bield will realise these investments in order to invest in both the current and new housing stock as part of its 2023-28 Strategy. During the year, Bield withdrew from its investment portfolio, managed by Baillie Gifford & Co, (in November 2023) with £5.5m being reinvested in lower risk UK treasury bills with Allia C&C. Details are disclosed in Note 14. Like any investment, Bield's portfolio is subject to turbulence in the global financial markets. The portfolio performance has been positive - recently resulting in an overall gain of £0.044m in the year with a reduction in the holding value at year end to £5.6m. Bield's Audit, Performance & Risk Committee oversees the performance of the investment portfolio throughout the year through its quarterly treasury updates and treasury outturn report.

CAPITAL STRUCTURE AND TREASURY MANAGEMENT

Total reserves at the end of the year were £71.4m (2023: £71.7m) of which £71.2m (2023: £71.6m) related to the general revenue reserve (99.8% of the reserves are general revenue reserves). Bield has one interest-free loan at the end of the year of £0.2m (2023: £0.4m). The gearing ratio of 0.3% (loans as a percentage of reserves) remains very low compared with other RSLs and well within Bield's ceiling of 30%. Bield has substantial unutilised security on its Statement of Financial Position. No new borrowing facilities were entered into in this year (2023: £nil). Cash balances have reduced by £3.5m within the year to £8.9m (2023: £12.4m) at the end of the financial year which complies with the minimum required operational liquidity of one month's expenditure and minimum cash balance at any time of £1m as specified in the Treasury Management Policy.



Bield's Treasury Management Policy (September 2022) seeks to ensure that sufficient liquidity is available to meet foreseeable needs, surplus cash is invested prudently and financial risk is minimised. Treasury management activity is the responsibility of the Chief Operating Officer, operating under the policy direction of the Board. In the current economic conditions, close scrutiny is rightly placed on this area of work.

The policy of Bield in the investing of surplus funds is to achieve a satisfactory return while minimising risk. In relation to borrowing, the policy is to ensure the stability of Bield's long-term financial position by borrowing on the most economically advantageous terms with a preference for fixed rate once the money raised has been committed to long term projects.

At year end Bield had borrowings at zero interest only. Details of the loan balances are provided in Note 18 and are within the parameters set by the Board.

PAYMENT OF CREDITORS

Bield's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines.

CASH FLOW

The net cash reduction in 2023-24 was £3.5m over the previous year (reduction of £2.7m 2022-23) as Bield saw increased inflationary costs and increased its investment in its homes. Bield ended the year with a positive reconciled cash balance of £8.9m (2023: £12.4m).

FIXED ASSETS

The cost of Bield's housing properties after depreciation is £113.9m (2023: £113.6m). These have been funded principally through a combination of the Housing Association Grant and other grants, private finance and internal resources. The market value of Bield's housing properties is substantially higher than the net book value and there are no loan covenants to be met.

RESERVES

Bield holds two principal reserves: a restricted reserve and a revenue reserve.

The restricted reserve represents the restricted element of the Bield Housing Trust's assets transferred during 2009-10 along with the balance of monies received from a number of valued contributors, including specifically the KMF Maxwell Stuart Trust and SFHA Fuel Support Fund.

The revenue reserve represents the accumulated annual surpluses of Bield. This reserve has been primarily invested in property assets let to tenants. At the end of March 2024, 20% of Bield's total reserves are represented by cash or liquid investments and will be used to support investment set out in Bield's new Strategy and to ensure we hold a buffer against unforeseen emergencies.

KEY PERFORMANCE INDICATORS

The Board recognises the importance of monitoring performance against a range of internal targets as a means of measuring continuous improvement. A number of key performance indicators are included within the

Business Strategy and are the subject of regular monitoring reports to the Board.

The following summarises some of the key performance indicators for Bield:

	2023/24	2022/23	Internal Target
Operational:			
Reactive repairs carried out and completed right first time	81.9%	79.4%	82.0% or better
Social Housing Rent loss (Voids) due to empty properties during the year	3.4%	3.4%	Under 3.3%
Social Housing Rent arrears as a % of rent due	2.7%	2.3%	Under 1.4%
Staff sickness absence	6.2%	6.7%	5.0% or less
Financial:			
Quick ratio	203%	261%	Over 100%
Surplus as a proportion of turnover	2.4%	0.3%	Over 4.6%

The cost-of-living crisis, increasing energy costs and continued supply chain issues have had an impact on performance during 2023/24. In particular below inflation rent increases, pay awards to support employees to support cost of living, continued inflationary pressure for maintenance and construction costs and increasing arrears. Absence levels continue to be higher than target due to waiting times from the NHS and occupational health appointments to support employees to return to work.

Bield implemented a new strategic performance management framework in the year to deliver its new strategy and monitor business health performance.

The financial ratios quick ratio remains strong due to a high cash balance at the end of the year. The surplus has fallen below the target due to the economic pressures throughout the year, in particular the inflationary cost of repairs and maintenance.

GOING CONCERN

Bield's business activities, together with the factors likely to affect its future development, performance and position are set out within this Operating and Financial Review. The Operating and Financial Review also includes a review of the financial position of Bield, its cash flows, liquidity position and borrowing facilities.

Bield's financial projections demonstrate that Bield has the ability to meet its commitments in the short, medium and long-term. Therefore, the Board believes that Bield is well placed to manage its business risks successfully despite the current uncertain economic outlook. The Board will monitor the risk environment and consider all options to ensure that its Business Strategy for 2023-2028 is successfully delivered.

The impact of economic uncertainty and high cost of living whilst ensuring affordable rents have been considered as part of Bield's medium and long-term financial plans. This ensures that the risks are well managed and will not have a negative impact on the going concern assessment. The Board is updated on business health and financial performance each quarter and any potential long-term assessments has been included in Bield's 30 year financial plan. Bield has sufficient cash resources with cash balances of £8.9m as well as investments of £5.5m that are available if required to support any unforeseen risks.

The Board has a reasonable expectation that Bield has adequate resources to continue in operational existence for the foreseeable future. For this reason, the going concern basis has been adopted in these financial statements.

BY ORDER OF THE BOARD

Paul Edie
Chair of the Board
31 August 2024

INTERNAL CONTROL

The Board is responsible for Bield's system of internal control and its effectiveness and therefore demands a strong control environment. However, the system is designed to manage rather than eliminate risk and therefore can only provide reasonable and not absolute assurance against material misstatement or loss.

The Board, through the Audit, Performance & Risk Committee, has reviewed the effectiveness of Bield's internal financial controls and risk management for the year ended 31 March 2024. No significant weakness in the internal controls has occurred resulting in material losses, contingencies or uncertainties which require disclosure in the financial statements. The Board's Statement on Internal Financial Controls is set out on page 21.

AWARENESS OF AUDIT INFORMATION

The Board members who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. Each of the Board members has confirmed that they have taken all steps that they ought to have taken as directors to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

AUDITORS

In line with guidance issued by the Scottish Housing Regulator on the appointment of external auditors, the Board undertook a procurement process for the provision of external audit services and, at their meeting on 4th July 2019, appointed RSM to undertake the external audits from financial year 2019/20 for a period of 7 years.

STATEMENT OF THE BOARD'S RESPONSIBILITIES

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 Bield Housing & Care and of the surplus or deficit for that period. 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 a going concern basis unless it is inappropriate to presume that Bield Housing & Care will continue in business.

The Board is responsible for instituting adequate systems of internal control and for:

- safeguarding assets
- taking reasonable steps for the prevention and detection of fraud and other irregularities
- the maintenance and integrity of the corporate and financial information included on the Bield Housing & Care website.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy, at any time, the financial position of Bield and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, The Housing (Scotland) Act 2010 and the Scottish Housing Regulator's Determination of Accounting Requirements - February 2019. It has general responsibility for taking reasonable steps to safeguard the assets of Bield and to prevent and detect fraud and other irregularities.



BOARD STATEMENT ON INTERNAL FINANCIAL CONTROLS

- The Board acknowledges its ultimate responsibility for ensuring that Bield has in place a system of controls that is appropriate to the various business environments in which it operates.
- The systems of internal financial control, which are under regular review, are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable, and not absolute assurance, against material misstatement or loss.
- The key procedures which have been established and which are designed to provide effective internal financial control include:
 - Comprehensive budgeting systems with an annual budget approved by the Board.
 - Regular consideration by the Board of actual results compared with budgets, together with a forecast for the year. Significant variances from budgets are investigated, explained as appropriate and action taken as agreed.
 - An internal audit programme which is designed to cover the main business activities of Bield. The scope and content of this programme are reviewed by the Audit, Performance & Risk Committee. The independent professional internal auditor has direct access to the Audit, Performance & Risk Committee which receives the reports and agrees appropriate action plans.
 - Written scheme of delegation including details of delegated authority.
- An assessment of the risk areas faced by Bield, with details of the control mechanisms in place to counteract that risk. The Audit, Performance & Risk Committee reports annually to the Board on the effectiveness of the Risk Management procedures.
- The Audit, Performance & Risk Committee assists the Board in meeting its responsibility for ensuring that Bield's financial systems provide accurate and up to date information on its financial position and that the Annual Accounts represent a true and fair reflection of this position. The Committee also assists the Board by reviewing the accounting policies and internal financial controls. The internal and external auditors attend meetings of the Audit, Performance & Risk Committee at least once a year. The internal and external auditors have direct access to the Chair of the Audit, Performance & Risk Committee.
- The Board has reviewed the effectiveness of the system of internal financial controls. No weaknesses have been found which resulted in material losses, contingencies or uncertainties which require disclosure in the Financial Statements. Where weaknesses in internal financial controls are identified, appropriate remedial action is taken.
- These arrangements are considered appropriate to the scale and range of Bield's activities and comply with the requirements contained in the Scottish Housing Regulator's guidance.

BY ORDER OF THE BOARD

Paul Edie

Chair of the Board

31 August 2024

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF BIELD HOUSING & CARE

OPINION

We have audited the financial statements of Bield Housing and Care (the 'Association') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Reserves, the Statement of Cashflows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including 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 Association's affairs as at 31 March 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – February 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 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 about the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

OTHER INFORMATION

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

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account of the Association; 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 Board's responsibilities statement set out on page 20, 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 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.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF BIELD HOUSING & CARE

THE EXTENT TO WHICH THE AUDIT WAS CONSIDERED CAPABLE OF DETECTING IRREGULARITIES, INCLUDING FRAUD

Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the sector, including the legal and regulatory framework that the Association operates in and how the Association is complying with the legal and regulatory framework;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BIELD HOUSING & CARE

As a result of these procedures, we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, the Co-operative and Community Benefit Societies Act 2014, the Scottish Housing Acts and the Scottish Housing Regulator's Determination of Accounting Requirements – February 2019. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included reviewing financial statement disclosures.

The most significant laws and regulations that have an indirect impact on the financial statements are the Housing (Scotland) Acts 2006, 2010, 2014, the Energy Efficiency Standard for Social Housing (EESH) and the Scottish Charity Regulator (OSCR). We performed audit procedures to inquire of management and those charged with governance to confirm whether the company is in compliance with these laws and regulations, inspected correspondence with the Regulators and confirmed that relevant

mandatory submissions had been made, and confirmed no improvement or prohibition notices had been raised as per a review of the Information Commissioner's Office website.

The audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing manual journal entries and other adjustments, evaluating the business rationale in relation to significant, unusual transactions and transactions entered into outside the normal course of business, and challenging judgments and estimates.

A further description of our responsibilities for the audit of the financial statements is provided on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

USE OF OUR REPORT

This report is made solely to the Association's members as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report

and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

RSM UK Audit LLP
Statutory Auditor
Chartered Accountants
Third Floor
2 Semple Street
Edinburgh
EH3 8BL

31 August 2024

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF BIELD HOUSING & CARE ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the Financial Statements, we have reviewed your statement on page 21 concerning Bield Housing & Care's compliance with the information required by the Regulatory Standards for systemically important RSLs in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

BASIS OF OPINION

We carried out our review having regard to the requirements to corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council through enquiry of certain members of the Board and Officers of Bield Housing & Care and examination of relevant documents. The Bulletin does not require us to review the effectiveness of Bield Housing & Care's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

OPINION

In our opinion the Statement on Internal Financial Control on page 21 has provided the disclosures required by the relevant Regulatory Standards for systemically important RSLs within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

RSM UK AUDIT LLP
Statutory Auditor
Chartered Accountants
Third Floor
2 Semple Street
Edinburgh
EH3 8BL

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2024

		2024	2023
	Notes	Total £'000	Total £'000
Turnover	2	48,195	43,981
Operating expenditure	2	(47,019)	(44,493)
Gain/ (Loss) on disposal of fixed assets	9	(55)	193
Operating surplus/ (deficit)		1,121	681
Investment income and interest receivable	6	369	306
Interest and financing costs	7	(340)	(209)
Movement in fair value of current asset investments	14	44	(608)
Surplus/ (deficit) for the financial year		1,194	170
Other comprehensive income			
Actuarial gains/(losses) in respect of pension schemes	24	(1,555)	(1,029)
Total comprehensive income for the year		(361)	(859)

The accompanying notes on pages 31 to 59 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2024

	Notes	2024 £'000	2023 £'000
FIXED ASSETS			
Intangible assets	11.A	303	9
Housing properties	11.B	113,874	113,576
Other fixed assets	11.C	5,643	5,741
		119,820	119,326
CURRENT ASSETS			
Properties held for sale	12	101	-
Trade and other debtors	13	4,936	4,097
Current asset investments	14	5,573	5,949
Cash and cash equivalents		8,871	12,401
		19,481	22,447
CURRENT LIABILITIES			
Creditors: amounts falling due within one year	15	(9,539)	(8,612)
		9,942	13,835
NET CURRENT ASSETS			
		129,762	133,161
TOTAL ASSETS LESS CURRENT LIABILITIES			
Creditors: amounts falling due after more than one year	16	(50,469)	(53,589)
Provision for pension liability (Growth Plan)	19	(3)	(7)
Pension - defined benefit liability SHPS	24	(7,936)	(7,848)
		71,354	71,717
TOTAL NET ASSETS			
RESERVES			
Revenue reserve		71,239	71,600
Restricted reserve		115	117
		71,354	71,717

The financial statements were approved by the Board and authorised for issue on 31 August 2024 and are signed on its behalf by:

PAUL EDIE
Chair of the Board

FRANCES WOOD
Vice Chair of the Board

DEBBIE COLLINS
Company Secretary

The accompanying notes on pages 31 to 59 form part of these financial statements.

STATEMENT OF CHANGES IN RESERVES

FOR THE YEAR ENDED 31 MARCH 2024

	Restricted Reserve £'000	Revenue Reserve £'000	Total Reserves £'000
Balance at 1 April 2023	117	71,600	71,717
Surplus/(deficit) for year	-	1,194	1,194
Actuarial gains/(losses)in respect of pension schemes	-	(1,555)	(1,555)
Transfer from/(to) Income and Expenditure Account	(2)	-	(2)
Balance at 31 March 2024	115	71,239	71,354

STATEMENT OF CASHFLOWS

FOR THE YEAR ENDED 31 MARCH 2023

	Note	2024 £'000	2023 £'000
Net cash generated from operating activities	21	3,140	1,488
Cash Flow from Investing Activities			
Purchase of tangible and intangible fixed assets		(7,689)	(6,294)
Purchase of current asset investments		(5,500)	(1)
Net proceeds from sale of properties held for sale		0	0
Net proceeds from sale of tangible fixed assets		531	1,974
Proceeds from sale of current asset investments		5,920	1
Interest received		369	306
Buybacks of properties held for sale		(101)	0
Net Cash used in Investing Activities		(6,470)	(4,015)
Cash Flow from Financing Activities			
Interest paid		0	0
Repayments of borrowings		(200)	(200)
Receipt of Housing Grant		0	0
Draw down of new loans		0	0
Net Cash used in Financing Activities		(200)	(200)
Net Decrease in Cash and Cash Equivalents		(3,530)	(2,727)
Cash and Cash Equivalents at Beginning of Year		12,401	15,128
Cash and Cash Equivalents at End of Year		8,871	12,401

The cash and cash equivalents are made up of bank accounts held at the year end.

RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT

	2024 £'000	2023 £'000
Decrease in cash	(3,530)	(2,727)
New borrowing	0	0
Repayments of borrowings	200	200
Net cash inflow from operating activities	(3,330)	(2,527)
Opening Debt at 1 April	(400)	(600)
Opening Cash at 1 April	12,401	15,128
Net cash at 31 March	8,671	12,001
Cash at bank	8,871	12,401
Loan finance	(200)	(400)
Net cash at 31 March	8,671	12,001

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

Bield is registered in Scotland under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Scottish Housing Regulator (Registration No. HEP 71) under the Housing (Scotland) Act 2010. Bield has charitable status with HM Revenue & Customs (Charity Number SC006878) and is eligible for exemptions from corporation tax on charitable activities.

The address of Bield's registered office and principal place of business is provided on page 3 of these financial statements.

Bield is a Public Benefit Entity in accordance with the definition set out in FRS 102. The principal activity of Bield is providing a diverse range of housing, care and other services to older people. The nature of these operations is explained more fully in the Overview of Business in the Operating and Financial Review (pages 4 – 19).

ACCOUNTING BASIS

These financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS102"), the Housing SORP 2018 "Statement of Recommended Practice for Registered Housing Providers"

and they comply with the Determination of Accounting Requirements 2019, and under the historical cost convention, modified to include certain financial instruments at fair value. The financial statements are prepared in sterling (£) and rounded to the nearest £'000 unless where otherwise stated.

CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

Preparation of the financial statements requires management to make critical judgements and estimates concerning the future. Estimates and judgements are continually evaluated and are based on historical experience, advice from qualified experts and other factors including expectations of future events that are believed to be reasonable under the circumstances.

The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows the economic useful life estimates of the components of housing properties.

Management reviews its estimate of the useful lives of depreciable components at each reporting date based on industry standards and actual usage experienced. For impairment purposes of housing stock, a cash generating unit is deemed to be an individual housing development.

Management's estimate of the defined benefit obligation is based on a number of critical underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the liability and the annual defined benefit expenses (as analysed in Note 24). The net defined benefit pension liability at 31 March 2024 was £7,936k (2023: £7,848k).

A key estimate is in relation to recoverability of rent arrears. Management considers the likelihood of recovery on a regular basis and has robust processes in place to pursue outstanding amounts. Provision is made for former tenant arrears and where the arrears are over one year old.

Gain/losses on the sale of fixed assets are treated as part of operating activities and are therefore included in reaching operating surplus.

For the purposes of determining the shared ownership operating costs for letting activities, costs are allocated on a unit basis as it is not always possible to determine the shared ownership portion of the overall social housing costs.

GOING CONCERN POLICY

Bield has sufficient cash resources with cash balances of £8.9m as well as investments of £5.6m that are available if required. As part of our normal business processes and due to the economic environment, additional in-year re-forecasts have been produced and our annual 30-year forecasts have been amended to consider the impact of the cost-of-living crisis. Therefore the financial statements have been prepared on a going concern basis.

TURNOVER

Turnover represents rental and service charge income receivable (net of voids), fees from BR24, care and meals services, income from shared ownership first tranche sales, revenue grants and donations. Income is recognised over the period where services are delivered. Tenant service charges are levied on a basis intended to cover appropriate service costs each year. Income collected where Bield is acting as an agent is not included in turnover.

FIXED ASSETS – INTANGIBLE ASSETS

Computer software is stated at cost less accumulated amortisation and accumulated impairment losses. Software is amortised over its estimated useful life of three years, on a straight-line basis and recognised in operating costs within the Statement of Comprehensive Income.

Where factors, such as technological advancement or changes in market price, indicate that residual value or useful life have changed, the residual value, useful life or amortisation rate are amended prospectively to reflect the new circumstances.

The assets are reviewed for impairment if the above factors indicate that the carrying amount may be impaired.

FIXED ASSETS – HOUSING PROPERTIES

Housing properties are properties for the provision of social housing or to otherwise provide social benefit and are principally properties available for rent and shared ownership. Completed housing and shared ownership properties are stated at cost less accumulated depreciation and impairment losses.

Works to existing properties will generally be capitalised under the following circumstances:

- (i) Where a component of the housing property that has been treated separately for depreciation purposes and depreciated over its useful economic life is replaced or restored; or
- (ii) Where the subsequent expenditure provides an enhancement of the economic benefits of the tangible fixed assets in excess of the previously assessed standard of performance. Such enhancement can occur if the improvements result in an increase in rental income, a material reduction in future maintenance costs or a significant extension of the life of the property.

Works to existing properties which fail to meet the above criteria are charged to the Statement of Comprehensive Income.

The major components are deemed to be Land, Structure, Kitchen, Shower and Bathroom, Windows & Doors, Heating, Lift, Fire Alarm, Warden Call, Communal Lighting and Wiring. Each component has a substantially different economic life and is depreciated over this individual life. Depreciation rates are shown below.

SALE OF HOUSING PROPERTIES

Properties are disposed of under the appropriate legislation and guidance. All costs and grants relating to the share of a property sold are removed from the financial statements at the date of sale.

HOUSING ASSOCIATION GRANT

Housing Association Grant (HAG) is payable by the Scottish Government, City of Edinburgh Council and Glasgow City Council. Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met, and the grants will be received. Where costs are not funded by HAG, the residual finance is sought from other sources or is funded internally.

HAG received for housing properties is recognised in income over the useful economic life of the structure of the asset and, where applicable, the individual components of the structure (excluding land) on a pro-rata basis under the accruals model.

On disposal of an asset for which HAG was received, if there is no obligation to repay the grant, then any unamortised grant remaining is derecognised as a liability and recognised as income. Where there is a requirement to repay a grant the liability is included in the Statement of Financial Position.

Grants received from non-government sources are recognised using the performance model. Grants are recognised as income when the associated performance conditions are met.

DEPRECIATION

(i) Intangible assets:

Amortisation is charged on a straight-line basis over its estimated useful life as follows:

ICT Software	3 years
--------------	---------

(ii) Housing properties:

Depreciation is charged on a straight-line basis over the expected economic useful lives of each major component that makes up the housing property as follows:

Structure	50 years
Kitchen	18 - 20 years
Shower & Bathroom	15 - 30 years
Windows & Doors	25 years
Heating	10 - 20 years
Lift	25 years
Fire Alarm	15 years
Warden Call	10 years
Communal Lighting	15 years
Wiring	40 years

Land is not depreciated

An assessment is made at each reporting date of whether there are indications that a fixed asset (including housing properties) may be impaired or that an impairment loss previously recognised has fully or partially reversed. If such indications exist, Bield estimates the recoverable amount of the asset.

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in operating costs in the Statement of Comprehensive Income.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised as income. On reversal of an impairment loss, the depreciation or amortisation is adjusted to allocate the asset's revised carrying amount (less any residual value) over its remaining useful life.

(iii) Other fixed assets:

Tangible fixed assets are initially measured at cost, net of depreciation and any impairment losses. Depreciation is charged on a straight-line basis as follows:

Office Premises	50 years
Office Fixtures & Fittings	10 years
Furniture & ICT Equipment	3 - 4 years
Motor Vehicles	5 years
Community Alarm Units	5 years

The office premises are held under a cost model with no revaluation. Expenditure less than £1,000 is not capitalised. Any costs related to the employment of staff specifically to manage ICT capital projects are capitalised.

STOCK

Stock of housing properties is stated at the lower of cost and net realisable value and is recognised under current assets.

SHARED OWNERSHIP

Shared ownership properties are split proportionally between fixed assets and current assets based on the element relating to expected first tranche sales. Proceeds from first tranche disposals of shared ownership properties are accounted for in the Statement of Comprehensive Income of the period in which the disposal occurs and are recognised as Turnover. The cost of disposal of first tranche disposals is included within Operating Costs. The cost of sales is calculated on a square footage basis of each property. The first tranche element of any unsold properties is shown as a current asset within stock.

RESTRICTED RESERVES

A restricted reserve is held where funds are subject to conditions specified by a third party. Bield holds one restricted reserve in relation to donations received and where the use of those funds is limited to a specific purpose. Further restricted reserves will be created as required. Further explanation of the reserves held is given on page 18.

RETIREMENT BENEFITS

Bield participates in two industry wide, multi-employer defined benefit pension schemes, the Social Housing Pension Scheme (SHPS) and the Growth Plan, and a defined contribution scheme. For the defined contribution scheme the amount charged to income and expenditure is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

For the SHPS scheme, the scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high-quality corporate bond rates.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to other comprehensive income. These amounts, together with the return on plan assets, less amounts included in net interest, are disclosed as a remeasurement of net defined benefit liability.

The cost of the defined benefit plan, recognised in the Statement of Comprehensive Income (SoCI) as employee costs, except where included in the cost of an asset, comprises:

- (a) the increase in pension benefit liability arising from employee service during the period; and
- (b) the cost of plan introductions, benefit changes, curtailments and settlements.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised in the SoCI as 'Interest and financing costs'.

For the Growth Plan, current service contributions are recognised in income and expenditure in the period to which they relate as there is insufficient information available to use defined benefit accounting. A liability is recognised for contributions arising from an agreement with the multi-employer plan that determines how the RSL will fund a deficit. This is included within provisions for pensions liability in the financial statements.

FINANCIAL INSTRUMENTS

Bield has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when Bield becomes a party to the contractual provisions of the instrument and are offset only when Bield currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

FINANCIAL ASSETS

Debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a trade debtor constitutes a financing transaction, the debtor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in

income and expenditure as the excess of the carrying value of the trade debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in the Statement of Comprehensive Income.

SERVICE EQUALISATION ACCOUNTS

Bield operates a service equalisation account for communal and domestic energy charge to tenants. This policy ensures that any under or over charges during the year are transferred to the account and will inform future years' energy charges so that tenants only pay for the cost of the energy in their development.

FINANCIAL LIABILITIES

TRADE CREDITORS

Trade creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

BORROWINGS

Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges. Borrowings with no rate of interest are regarded as concessionary loans and are measured at the amount payable or receivable.

DERECOGNITION OF FINANCIAL ASSETS AND LIABILITIES

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

VALUE ADDED TAX

Bield is VAT registered, however a large proportion of income, namely rents, is exempt for VAT purposes therefore giving rise to a Partial Exemption calculation. Consequently, little VAT paid is recoverable and expenditure is therefore shown inclusive of VAT. Any VAT recovered is offset against operating costs.

INVESTMENTS

Investment income is recognised when due and receivable. Investments are stated at fair value which is the quoted bid price of trade investments quoted on a recognised stock exchange. All gains or losses on valuation are reflected through the Statement of Comprehensive Income.

OPERATING LEASE RENTALS

Operating lease rentals are charged on a straight-line basis over the term of the lease.

DEPOSITS AND LIQUID RESOURCES

Cash comprises cash in hand and deposits repayable on demand less overdrafts repayable on demand. Liquid resources are current asset investments that are disposable without curtailing or disrupting the business and are readily convertible into known amounts of cash at or close to their carrying value.

PROVISIONS

Provisions are recognised when Bield has an obligation at the reporting date as a result of a past event which it is probable will result in the transfer of economic benefits and that obligation can be estimated reliably.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

TERMINATION BENEFITS

Termination benefits are recognised in the financial statements when the relevant employees have been informed and an unavoidable obligation has been created. Amounts that have not been paid out at the year-end date are recognised as accruals.

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT

	Notes	Turnover £'000	Operating Costs £'000	2024 Operating Surplus/(Deficit) £'000	2023 Operating Surplus/(Deficit) £'000
Affordable letting activities	3	41,071	(41,357)	(286)	(199)
Other activities	4	7,124	(5,662)	1,462	687
		48,195	(47,019)	1,176	488
Gain on sale of Fixed assets	9	(55)	-	(55)	193
Total 2023/24		48,140	(47,019)	1,121	681
Total for previous reporting period 2022/23		45,174	(44,493)	681	

3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE LETTING ACTIVITIES

	General Needs Social Housing £'000	Supported Social Housing Accommodation £'000	Shared Ownership Housing £'000	Total 2024 £'000	Total 2023 £'000
Rent receivable net of service charges	821	24,935	386	26,142	23,498
Service charges	116	12,645	348	13,109	12,044
Gross income from rents and service charges	937	37,580	734	39,251	35,542
Less voids	(14)	(1,431)	(15)	(1,460)	(1,279)
Net income from rents and service charges	923	36,149	719	37,791	34,263
Grants released from deferred income	-	2,927	10	2,937	2,954
Revenue grants from Scottish Ministers	-	343	-	343	375
Total turnover from affordable letting activities	923	39,419	729	41,071	37,592
Management and maintenance administration costs	(223)	(7,640)	(257)	(8,120)	(7,297)
Service costs	(466)	(15,945)	(536)	(16,947)	(15,790)
Planned and cyclical maintenance including major repairs costs	(99)	(3,389)	(114)	(3,602)	(3,161)
Reactive maintenance costs	(163)	(5,580)	(188)	(5,931)	(5,132)
Bad debts - rents and service charges	(5)	(185)	(6)	(196)	(116)
Depreciation of affordable let properties	(180)	(6,173)	(208)	(6,561)	(6,295)
Operating Costs for affordable letting activities	(1,136)	(38,912)	(1,309)	(41,357)	(37,791)
Operating surplus or deficit for affordable letting activities	(213)	507	(580)	(286)	(199)
Operating surplus or deficit for affordable letting activities for previous reporting period	(70)	(719)	590	(199)	

4. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES

	Grants From Scottish Ministers £'000	Other revenue grants £'000	Supporting people income £'000
Care activities (excluding Care Homes)	-	3,369	-
Contracted out services undertaken for other organisations	-	-	-
Community alarm, letting of communal facilities	-	-	-
Business development activities	-	-	-
First tranche shared ownership sales	-	-	-
Total from other activities	-	3,369	-
Total from other activities for the previous reporting period 2022/23	-	2,942	-

The Accounting Determination includes additional information lines to that shown in notes 3 and 4 above. The Board does not feel that any additional information is required with regard to these notes.

5. UNITS UNDER DEVELOPMENT AND IN MANAGEMENT

	Units In Management	
	2024 Units	2023 Units
General Needs Housing	127	128
Supported Housing:		
Sheltered/Very Sheltered/Amenity/Retirement	4,249	4,321
	4,376	4,449
Shared ownership	146	148
Private housing under management:		
Wholly owned	57	574
Agency & Resident Staff	37	38
	94	612
Total units under development and in management	4,616	5,209

Other income £'000	Total turnover £'000	Operating costs bad debts £'000	Other Operating costs £'000	Operating surplus or deficit £'000	2021/22 Operating surplus or deficit for prior period £'000
618	3,987	-	(3,218)	769	688
720	720	-	(684)	36	57
1,664	1,664	-	(1,496)	168	(329)
223	223	-	-	223	186
530	530	-	(264)	266	85
3,755	7,124	-	(5,662)	1,462	687
4,447	7,389	-	(6,702)	687	

6. INTEREST RECEIVABLE AND SIMILAR INCOME

	Units In Management	
	2024 £'000	2023 £'000
Interest on bank deposits	303	154
Income from listed investments	66	152
	369	306

7. INTEREST PAYABLE AND SIMILAR CHARGES

	Units In Management	
	2024 £'000	2023 £'000
Interest arising on:		
Net interest expense on defined benefit pension	340	209
	340	209

8. OPERATING SURPLUS OR DEFICIT

	2024 £'000	2023 £'000
Operating surplus is stated after charging/(crediting):		
Depreciation of housing properties	6,561	6,295
Amortisation of intangible fixed assets	8	8
Depreciation of other tangible fixed assets	570	484
Operating lease rentals	13	35

Fees payable to RSM UK Audit LLP and its associates in respect of both audit and non-audit services are as follows:

	2024 £'000	2023 £'000
Audit services - statutory audit of the Association	28	30
Other services	28	30

9. SURPLUS OR DEFICIT ON DISPOSAL OF FIXED ASSETS

	2024 £'000	2023 £'000
Other Assets: gain on sale	-	203
Housing Properties: sale proceeds	-	570
Less: Net Book Value of Fixed Assets	-	(177)
	-	393
Disposal of Housing Properties Components	(55)	(403)
Housing Properties: (loss)/ surplus on disposal	(55)	(10)
Disposal of Intangible assets	-	-
	(55)	193

The components disposal arose due to the earlier than scheduled replacement of some items.

10. EMPLOYEES

	2024 No.	2023 No.
The average monthly number of full time equivalent persons employed by the Association (including Directors) during the year was:		
Office and management/Administration	144	140
Scheme based staff	323	325
	467	465
	2024 £'000	2023 £'000
Staff costs for the above persons:		
Wages and salaries	14,496	13,578
Social security costs	1,090	1,030
Pension costs	684	595
Agency staff	756	521
Redundancy payments	36	59
	17,062	15,783

10. EMPLOYEES (continued)

The Directors (Key Management Personnel) are defined as the members of the Board, the Chief Executive and any other member of the Executive Management Team. No emoluments were paid to any member of the Board during the year except the Chair of the Board as outlined below..

The number of Directors who received emoluments (excluding employers' pension contributions) in excess of £60,000 during the reporting period fell within the following bands:

	2024 No.	2023 No.
£60,001 - £70,000	-	-
£70,001 - £80,000	-	-
£80,001 - £90,000	-	2
£90,001 - £100,000	2	-
£100,001 - £110,000	1	-
£110,001 - £120,000	-	1
£120,001 - £130,000	1	-
	4	3

	2024 £'000	2023 £'000
Aggregate emoluments for the above Directors (excluding pension contributions and including benefits in kind)	394	287
Aggregate pension contributions in relation to the above Directors	22	16
Aggregate benefits in kind in relation to the above Directors	-	-
The emoluments for the Chief Executive (excluding pension contributions)	127	120
The pension contributions for the Chief Executive	7	7
Total emoluments for the Chief Executive	134	128

Total expenses reimbursed to Directors and to Board members in so far not chargeable to Income Tax were £3,396.70 (2023- £1,679.90).

No loans were made to Board members, officers or employees during the year.

Chair of Board Fees

The Chair of Board appointed with effect from 01 September 2023 is in receipt of fees for work carried out. This work is at a rate of £333.30 per day (subject to PAYE/NIC)

Total Fees Claim 2023/24	£4,833
---------------------------------	---------------

11.A INTANGIBLE FIXED ASSETS

	Software £'000
Cost	
1 April 2023	315
Additions	303
Disposals	-
31 March 2024	<u>618</u>
Amortisation and impairment	
1 April 2023	(307)
Amortisation charged in year	(8)
Released on disposal	-
31 March 2024	<u>(315)</u>
Net book value	
31 March 2024	<u>303</u>
31 March 2023	<u>9</u>

11.B TANGIBLE FIXED ASSETS – HOUSING PROPERTIES

	Social housing properties held for letting £'000	Housing properties for letting under construction £'000	Completed shared ownership housing properties £'000	Shared ownership housing properties under construction £'000	Total housing properties £'000
Cost					
1 April 2023	241,815	228	3,711	-	245,754
Additions	-	-	-	-	-
Works to existing properties	6,677	237	-	-	6,914
Disposals	(1,373)	-	-	-	(1,373)
Transfers to properties for letting	263	(228)	(35)	-	-
31 March 2024	247,382	237	3,676	-	251,295
Depreciation and impairment					
1 April 2023	(131,134)	-	(1,044)	-	(132,178)
Depreciation charged in year	(6,489)	-	(72)	-	(6,561)
Impairment charged in year	-	-	-	-	-
Released on disposal	1,318	-	-	-	1,318
31 March 2024	(136,305)	-	(1,116)	-	(137,421)
Net book value					
31 March 2024	111,077	237	2,560	-	113,874
31 March 2023	110,681	228	2,667	-	113,576

EXPENDITURE ON WORKS TO EXISTING PROPERTIES

	2024 £'000	2023 £'000
Replacement component spend capitalised	6,677	5,704
Amounts charged to statement of comprehensive income	3,602	3,161
Total major repairs spend	10,279	8,865

Bield considers each development to be a separate cash generating unit when assessing for impairment, in accordance with SORP 2018.

Land with a value of £8.3m is included in the cost note above (£8.3m in 2023)

11.C TANGIBLE FIXED ASSETS – OTHER

	Freehold property £'000	Computers and office equipment £'000	Furniture fixtures and fittings £'000	Motor vehicles £'000	Total £'000
Cost					
1 April 2023	6,725	6,225	466	60	13,476
Additions	-	470	2	-	472
31 March 2024	6,725	6,695	468	60	13,948
Depreciation and impairment					
1 April 2023	(2,069)	(5,273)	(333)	(60)	(7,735)
Depreciation charged in year	(128)	(385)	(57)	-	(570)
31 March 2024	(2,197)	(5,658)	(390)	(60)	(8,305)
Net book value					
31 March 2024	4,528	1,037	78	-	5,643
31 March 2023	4,656	952	134	-	5,741

12. PROPERTIES FOR SALE

	2024 £'000	2023 £'000
Shared ownership properties	-	-
Buy back of property in the year	101	441
Disposal of properties held for sale	-	(441)
Transferred to Social Rent	-	-
Completed properties	101	-

13. DEBTORS

	2024 £'000	2023 £'000
Amounts falling due within one year:		
Rent and service charges receivable	2,326	1,337
Less: provision for bad and doubtful debts	(490)	(294)
	1,836	1,043
Other debtors	2,405	2,444
Prepayments and accrued income	689	606
Other taxation and social security costs	6	4
	4,936	4,097

14. CURRENT ASSET INVESTMENTS

	2024 £'000	2023 £'000
Valuation at 1 April 2023	5,949	6,557
Additions in year	5,500	1
Disposals in year	(5,920)	-
Unrealised (loss)/ gain	44	(609)
Movement in year	(376)	(608)
Valuation at 31 March 2024	5,573	5,949

The Association recognised a total loss of £376k (2022: £608k loss) in the Statement of Comprehensive Income in the period; consisting of an unrealised gain of £44k (2022: £609k loss) netted off by a realised loss of £420k (2023: £1k gain).

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £'000	2023 £'000
Debt (note 18)	200	200
Rent and service charges received in advance	876	500
Other grants received in advance	16	10
Deferred capital grants (note 17)	2,937	2,954
Trade creditors	2,404	1,111
Other taxation and social security costs	279	254
Other creditors	1,475	1,566
Accruals and deferred income	1,352	2,017
	9,539	8,612

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2024 £'000	2023 £'000
Loans (note 18)	-	200
Deferred capital grant (note 17)	50,469	53,389
	50,469	53,589

17. DEFERRED CAPITAL GRANT

	2024 £'000	2023 £'000
As at 1 April 2023	56,342	59,296
Grant received in the year	-	-
Capital grant abated	-	-
Capital grant released	(2,937)	(2,954)
As at 31 March 2024	53,405	56,342
Amounts to be released within one year	2,937	2,953
Amounts to be released in more than one year	50,469	53,389
	53,406	56,342

18. DEBT ANALYSIS - BORROWINGS

	2024 £'000	2023 £'000
Being Loans falling due:		
within one year	200	200
after more than one year	-	200
	200	400
Based on the lender's earliest repayment date, borrowings are repayable as follows:		
Due within one year	200	200
Due in one year or more but less than two years	-	200
Due between two and five years	-	-
Due in more than five years	-	-
	200	400
Bank loans:		
Fixed Rate	200	400
	200	400

There are no properties secured against the loans (2023; £nil).

Note that remaining loans of £200k are unsecured; have no interest payable on them; and are repayable in instalments until 31 March 2025.

19. PROVISIONS FOR PENSION LIABILITY - GROWTH PLAN

	2023/24 Growth Plan £'000
1 April 2023	7
Unwinding of the discount factor	0
Deficit contribution paid	(4)
Remeasurements - impact of any change in assumptions	0
Remeasurements - amendments to the contribution schedule	-
31 March 2024	3

The provision represents the net present value of the commitment to the multi-employer pension schemes in respect of past service deficits. See Note 25 Retirement Benefits for further information.

20. SHARE CAPITAL

Each member of Bield holds one share of £1 in Bield. These shares carry no rights to dividend or distributions on a winding up. When a shareholder ceases to be a member, that person's share is cancelled and the amount paid thereon becomes the property of Bield. Each member has a right to vote at members' meetings.

	2024 Number	2023 Number
Number of members		
1 April 2023	84	81
Joined during the year	3	3
Left during year	0	-
PY Adjustment	-	-
31 March 2024	87	84

21. RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM /(USED IN) OPERATIONS

	2024 £'000	2023 £'000
Surplus/(Deficit) for the year	1,194	1,646
Adjustments for non-cash items:		
Depreciation and amortisation of tangible and intangible fixed assets	7,139	6,787
Amounts released from deferred capital grant	(2,937)	(2,954)
Transfers from reserves in the year	-	(1,476)
Transfers from reserves in the year	(2)	62
Defined benefit pension schemes	(1,807)	(1,744)
Decrease in provisions	(4)	(4)
Unwinding of discount factor on pension provision	0	0
(Gain) / Loss on disposal of other fixed assets	55	(203)
(Gain) / Loss on disposal of tangible fixed assets	-	10
Net proceeds of disposal of shared ownership properties	(530)	(585)
Purchase of current asset investments	-	-
(Gain) / Loss on current asset investments	(44)	608
Interest receivable	(369)	(306)
Interest payable	340	209
Operating cash flows before movements in working capital	3,035	2,050
Movement in properties held for sale	-	-
(Increase) in trade and other debtors	(839)	(1,948)
Increase in trade and other creditors	944	1,386
Cash generated from operations	3,140	1,488

22. CAPITAL COMMITMENTS AND OTHER CONTRACTUAL OBLIGATIONS

	2023 £'000	2023 £'000
Capital expenditure approved but not contracted for in the financial statements	11,344	1,965
Capital expenditure contracted for but not provided in the financial statements	-	-

Capital commitments for 2024 will be funded by cash reserves.

23. COMMITMENTS UNDER OPERATING LEASES

The total future minimum payments under non-cancellable operating leases are as follows:

	2024 £'000	2023 £'000
Amounts due:		
Within one year	5	5
Between one and five years	5	9
	10	14

24. RETIREMENT BENEFITS – SHPS SCHEME

The company participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The Scheme is a defined benefit scheme in the UK.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2020. This valuation revealed a deficit

of £1,560m. A Recovery Plan has been put in place with the aim of removing this deficit by 31 March 2028.

The scheme is classified as a 'last-man standing arrangement'. Therefore, Bield is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

Under the defined benefit pension accounting approach, the SHPS net deficit was £7,848k as at 31 March 2023 and at 31 March 2024 is now £7,936k.

FAIR VALUE OF PLAN ASSETS, PRESENT VALUE OF DEFINED BENEFIT OBLIGATION, AND DEFINED BENEFIT ASSET (LIABILITY)

	31 March 2024 (£000s)	31 March 2023 (£000s)
Fair value of plan assets	34,464	35,598
Present value of defined benefit obligation	42,400	43,446
Surplus (deficit) in plan	(7,936)	(7,848)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(7,936)	(7,848)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	31 March 2024 (£000s)	31 March 2023 (£000s)
Defined benefit obligation at start of period	43,446	60,431
Current service cost	(8)	14
Expenses	53	52
Interest expense	2,068	1,662
Member contributions	41	176
Actuarial losses (gains) due to scheme experience	(272)	(450)
Actuarial (gains) losses due to changes in demographic assumptions	(531)	(113)
Actuarial (gains) losses due to changes in financial assumptions	18	(16,424)
Benefits paid and expenses	(2,415)	(1,902)
Defined benefit obligation at end of period	42,400	43,446

24. RETIREMENT BENEFITS – SHPS SCHEME (CONTINUED)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS

	31 March 2024 (£000s)	31 March 2023 (£000s)
Fair value of plan assets at start of period	35,598	52,077
Interest income	1,728	1,453
Experience on plan assets (excluding amounts included in interest income)- gain (loss)	(2,340)	(18,016)
Employer contributions	1,852	1,810
Member contributions	41	176
Benefits paid and expenses	(2,415)	(1,902)
Fair value of plan assets at end of period	34,464	35,598

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2023 to 31 March 2024 was (£612,000).

DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME (SOCl)

	31 March 2024 (£000s)	31 March 2023 (£000s)
Current service cost	(8)	14
Expenses	53	52
Net interest expense	340	209
Defined benefit costs recognised in Statement of Comprehensive Income (SoCI)	385	275

DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME (OCI)

	31 March 2024 (£000s)	31 March 2023 (£000s)
Experience on plan assets (excluding amounts included in net interest cost) - gain	(2340)	(18,016)
Experience gains and losses arising on the plan liabilities – (loss) gain	272	450
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	531	113
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	(18)	16,424
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	(1,555)	(1,029)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-	-
Total amount recognised in Other Comprehensive Income - gain (loss)	(1,555)	(1,029)

24. RETIREMENT BENEFITS – SHPS SCHEME**ASSETS**

	31 March 2024 (£000s)	31 March 2023 (£000s)
Global Equity	3,435	664
Absolute Return	1,346	385
Distressed Opportunities	1,215	1,077
Credit Relative Value	1,129	1,344
Alternative Risk Premia	1,094	66
Fund of Hedge Funds	-	-
Emerging Markets Debt	446	191
Risk Sharing	2,017	2,621
Insurance-Linked Securities	178	899
Property	1,384	1,532
Infrastructure	3,481	4,066
Private Equity	28	-
Private Debt	1,356	1,584
Opportunistic Illiquid Credit	1,347	1,523
High Yield	5	125
Opportunistic Credit	-	2
Cash	680	257
Corporate Bond Fund	-	-
Liquid Credit	-	-
Long Lease Property	223	1,074
Secured Income	1,029	1,634
Liability Driven Investment	14,026	16,395
Currency Hedging	(14)	68
Net Current Assets	59	91
Total assets	34,464	35,598

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

KEY ASSUMPTIONS

	31 March 2024 % per annum	31 March 2023 % per annum
Discount Rate	4.89%	4.88%
Inflation (RPI)	3.17%	3.20%
Inflation (CPI)	2.77%	2.74%
Salary Growth	3.77%	3.74%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2023 imply the following life expectancies:

	Life expectancy at age 65 (Years)
Male retiring in 2023	20.5
Female retiring in 2023	23.0
Male retiring in 2043	21.8
Female retiring in 2043	24.4

25. RETIREMENT BENEFITS – GROWTH PLAN

SCHEME: TPT Retirement Solutions – The Growth Plan

The company participates in the scheme, a multi-employer scheme which provides benefits to some 638 non-associated participating employers. The scheme is a defined benefit scheme in the UK. It is not possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore, it accounts for the scheme as a defined contribution scheme.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation for the scheme was carried out at 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

DEFICIT CONTRIBUTIONS

From 1 April 2022 to 31 January 2025:	£3,312,000 per annum	(payable monthly)
---------------------------------------	----------------------	-------------------

Unless a concession has been agreed with the Trustee, the term to 31 January 2025 applies.

Note that the scheme's previous valuation was carried out with an effective date of 30 September 2017. This valuation showed assets of £794.9m, liabilities of £926.4m and a deficit of £131.5m. To eliminate this funding shortfall, the Trustee asked the participating employers to pay additional contributions to the scheme as follows:

DEFICIT CONTRIBUTIONS

From 1 April 2019 to 30 September 2025:	£11,243,000 per annum	(payable monthly and increasing by 3% each on 1st April)
---	-----------------------	--

The recovery plan contributions are allocated to each participating employer in line with their estimated share of the Series 1 and Series 2 scheme liabilities.

Where the scheme is in deficit and where the company has agreed to a deficit funding arrangement, the company recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost.

25. RETIREMENT BENEFITS – GROWTH PLAN (CONTINUED)

PRESENT VALUES OF PROVISION

	31 March 2024 (£s)	31 March 2023 (£s)	31 March 2022 (£s)
Present value of provision	3,312	7,089	11,120

RECONCILIATION OF OPENING AND CLOSING PROVISIONS

	Period Ending 31 March 2024 (£s)	Period Ending 31 March 2023 (£s)
Provision at start of period	7,089	11,120
Unwinding of the discount factor (interest expense)	272	209
Deficit contribution paid	(4,051)	(4,051)
Remeasurements - impact of any change in assumptions	2	(189)
Remeasurements - amendments to the contribution schedule	-	-
Provision at end of period	3,312	7,089

INCOME AND EXPENDITURE IMPACT

	Period Ending 31 March 2024 (£s)	Period Ending 31 March 2023 (£s)
Interest expense	272	209
Remeasurements – impact of any change in assumptions	2	(189)
Remeasurements – amendments to the contribution schedule	-	-
Contributions paid in respect of future service*	*	*
Costs recognised in income and expenditure account	*	*

*includes defined contribution schemes and future service contributions (i.e. excluding any deficit reduction payments) to defined benefit schemes which are treated as defined contribution schemes. To be completed by the company.

ASSUMPTIONS

	31 March 2024 % per annum	31 March 2023 % per annum	31 March 2022 % per annum
Rate of discount	5.31	5.52	2.35

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

26. CONTINGENT LIABILITIES

At 31 March 2024, the Board was not aware of any contingent liabilities (2023: £nil) with the exception of those referred to in the pension notes 24 and 25 and none has emerged since.

Bield has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the Social Housing Pension Scheme based on the financial position of the Scheme as at 30 September 2023. As of this date the estimated employer debt for Bield was £17,221,034. It has also been notified of the estimated employer debt on withdrawal from the Growth Plan as at 30 September 2023 was £36,474 based on the financial position of the Plan.

In addition, we have been notified by the Trustee of the 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. The preparation for the court case is progressing and the court has provided an expected window for the hearing during February 2025, with judgment currently expected in Q2 2025. 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. RELATED PARTY TRANSACTIONS

- (i) During the year one Board member had a tenancy with Bield. One Board member was a Sharing Owner with Bield before resignation in June 2022 and transactions with that Board member are included in the comparatives. All tenancies are Scottish secure tenancies and were granted under Bield's allocations policy, with rent under normal terms. All transactions with Sharing Owners are conducted in accordance with signed legal agreements and comply with the necessary rules and regulations governing the transactions. During the year £7,588 (2023: £7,974) of rent and service charges were receivable from these members. No guarantees have been given or received. No expense has been recognised in the year (2023: £nil) in respect of bad debts from related parties.
- (ii) Bield holds £195,630 (2023: £1,077,758) in trust for developments relating to owner occupiers.
- (iii) The Chair of the Board appointed with effect from September 2023 is in receipt of a fee for work carried out and the total fees claimed for 2023/24 was £4,833.



Field Housing & Care

Registered Office
79 Hopetoun Street
Edinburgh EH7 4QF
Tel: 0131 273 4000
Fax: 0131 557 6327

Craighall Business Park
7 Eagle Street
Glasgow G4 9XA
Tel: 0141 270 7200
Fax: 0141 331 2686

1 Bonnethill Gardens
1 Caldrum Terrace
Dundee DD3 7HB
Tel: 01382 228911
Fax: 01382 224088

Email: info@bield.co.uk
Website: www.bield.co.uk
Scottish Charity SC006878
Property Factor Registration
PF000146

