

Financial Statements for the year ended 31 March 2020

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Company Information

Registration number	Co-operative and Community Benefit Societies Act 2014, number 16668R
Regulator of Social Housing Registration Number	LH0131
Registered office	Cavendish 249 Cavendish Street Ashton-under-Lyne Tameside OL6 7AT
Board members	R. Barker (chair, appointed April 2019) S. Akhtar C. Beaumont L. Garsden A. Leah P. Lees J. Mutch H. Roberts (executive member)
Senior management team	H. Roberts, Group Chief Executive B. Moran, Deputy Chief Executive P. Chisnell, Executive Director of Finance D. Kelly, Group Director of Neighbourhoods & Support (appointed July 2019) A. Marshall, Group Director of Asset Management K. Marshall, Group Director of Development
Company Secretary	B. Moran
Bankers	National Westminster Bank Plc. Manchester City Centre Branch PO Box 305 Spring Gardens Manchester M60 2DB
Auditors	BDO LLP 3 Hardman Street Manchester M3 3AT

1. Introduction

Festive fun at Bamber Court

Residents at Adactus's supported accommodation for young mothers and their babies enjoy their annual Christmas party.



Chair’s Statement

On behalf of the board of management, I am very pleased to present the report and financial statements for Adactus Housing Association Limited for the 2019/20 financial year.

This document sets out a comprehensive account of our activities during 2019/20 and provides an insight into the efforts made by my colleagues on the board, our executive and by our staff to deliver the Association’s strategic priorities:

- Caring for our customers, our assets and neighbourhoods
- Building a strong corporate foundation
- Valuing staff
- Growing the business

I would like to take this opportunity to highlight the progress we have made in delivering on our plans and to also outline our position on the most pressing current and developing issues in our operating environment.

Delivering Our Plans

These Financial Statements provide a record of our work in 2019/20, the second year following the creation of Jigsaw Homes Group through merger. I am pleased to report that much of the groundwork that was required in bringing two large organisations together has now either been completed, or will complete during the coming months.

We can be proud of what we have achieved as part of Jigsaw Homes Group in such a short space of time. Together, we have:

- Delivered on the efficiency savings promised by merger;
- Freed-up additional financial capacity through the creation of a group-wide treasury vehicle, *Jigsaw Treasury*;
- Put in place a first class system of internal controls;
- Simplified our governance structure;

- Created the *Jigsaw Foundation* to support good works in our neighbourhoods;
- Launched *Jigsaw Support* to manage our supported housing contracts;
- Harmonised terms, conditions and pay structures for most staff;
- Progressed our move to common IT systems; and
- Validated our stock condition data.

This has all been necessary and vital work to complete, but it has meant that we have spent rather a long time looking inwards at ourselves. It is now time to look outwards.

This is why I am particularly pleased to announce the launch of the *Jigsaw Conversation*. During the year, we will hold a series of discussions with our employees, board members, customers and partners to help us decide on what Jigsaw should look like in five years time and – most importantly – to prioritise the impact we can and will have on the world around us.

We will have important questions to consider through this work about how much more we can do to tackle the social issues affecting our communities. Ensuring building safety, improving the housing supply, increasing life chances, reducing our environmental impact and actively identifying and addressing the inequalities faced by black, Asian and minority ethnic people are at the top of our list as we set out on this journey. I hope that through your involvement in the Jigsaw Conversation you will influence our ideas and help to steer our future path.

Current Challenges

I expect that when we look back on the 2019/20 financial year, our memories will be dominated by the events of its final months – by the emergence of COVID-19 as a global pandemic and the rapid impact this had on both our day-to-day lives and the continued normal operation of our businesses.

Our initial focus as the pandemic emerged was to ensure that we acted swiftly to protect the safety of our staff and customers. To this end our

Business Continuity work prioritised the continued safe provision of essential services such as supported housing services and emergency repairs and we tripled our capacity for home working within a matter of days. In a time of deep concern for us all, one positive that my colleagues on the board can certainly take has been the responsiveness and adaptability shown by the entire Jigsaw team during this time. On behalf of the board, I would like to put on record our sincere thanks to the team for the efforts that were so ably demonstrated during this unsettling period.

The public health response to the pandemic which has included, and may again include, severe restrictions on our corporate activity will inevitably impact on our short-term plans. This report clearly identifies the disruption to normal activity that we experienced in March and into the new financial year. Since June 2020 I am pleased to report however that we have been able to move from a focus on *Business Continuity* – where we ensured that essential services and activities were uninterrupted – to one of *Business Recovery* – where we began to reintroduce the delivery of our full services whilst adapting to the constraints of our new operating environment. We expect this work to continue throughout the second half of 2020.

Our priorities during this phase of work will continue to be to protect our employees and customers. Initial areas of focus to August 2020 were to raise access levels for gas servicing back to normal and to increase the capacity of the gas servicing team. We have also begun to support a phased safe return to the workplace, and we will continue to provide support and a sympathetic approach to those customers who may face cuts to their income and other difficulties during this period.

We cannot yet be certain about the long term financial impact of the pandemic on our business. We have however analysed potential scenarios including a 'tail risk' where a deep and sustained recession is caused by continued disruption from the pandemic for many months to come.

Our analysis has demonstrated to the board's satisfaction that the Group has sufficient cash and covenant capacity even under this extreme scenario. As a result, we have not needed to

furlough any staff under the government's Coronavirus Job Retention Scheme and we will have the financial capacity to continue with our current plans, although the necessity of working in a socially distanced manner will limit delivery for the foreseeable future. Perhaps of most note, we expect that the output of building contractors will reduce as a result of social distancing measures with a corresponding impact on our own house build and planned maintenance projects.

We face the ongoing effects of the COVID-19 pandemic then from a position of financial strength and with our team's proven ability to adapt and deliver under difficult conditions. The pandemic clearly presents us with a fluid situation however and we will remain vigilant. We will continue to closely monitor our cash and covenant position throughout this period, and the board have agreed on the circumstances in which *Recovery Plan* options will be considered.

Our conclusion is that the Association will remain in a position of strength to play our part in helping the country recover when the pandemic passes, particularly through investment in building new homes. I am confident that we remain well placed to fulfil our Mission of:

"Creating homes. Building lives."



Roli Barker

Association Chair

Our vision:

We want everyone to live successfully in a home they can afford.

Our mission:

Creating homes. Building lives.

Our values and behaviours:



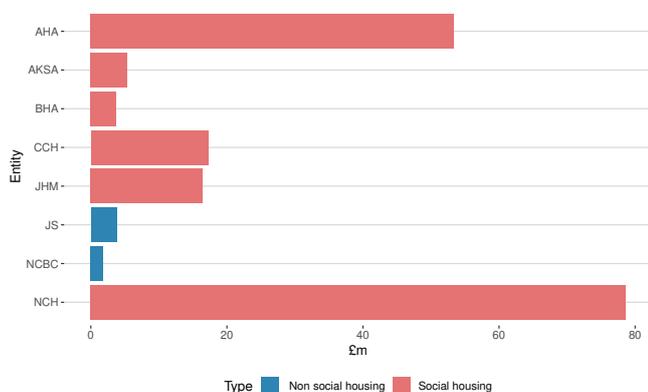
About Us

We are a member of Jigsaw Homes Group which was formed in 2018 through the merger of two of the housing sector’s leading organisations: Adactus Housing Group and New Charter Housing Trust. The Group comprises 15 organisations working in unison to tackle inequality throughout the North West and East Midlands.

The largest members of the Group are:

- Adactus Housing Association Ltd (AHA).
- AKSA Housing Association Ltd (AKSA).
- Beech Housing Association Ltd (BHA).
- Chorley Community Housing Ltd (CCH).
- Jigsaw Homes Midlands (JHM)¹.
- Jigsaw Support Ltd (JS).
- New Charter Building Company Ltd (NCBC).
- New Charter Homes Ltd (NCH).

As measured by financial turnover, Jigsaw is the 30th largest housing group in the country². The turnover of the Group’s principal members is shown in Figure 1 on this page.



Source: financial statements 2019/20.

Figure 1: Our turnover in comparison to other members of the Jigsaw Group.

¹Previously Gedling Homes, renamed August 2020.

²<https://www.gov.uk/government/publications/2019-global-accounts-of-private-registered-providers>

Our Activities

The Association builds, renovates and manages low-cost housing for rent and sale.

The core of our business is centered on the management of 9,961 homes — principally social housing for rent. The location of the homes we manage is shown in Figure 2 on the current page. The Association is active in 21 local authority areas.

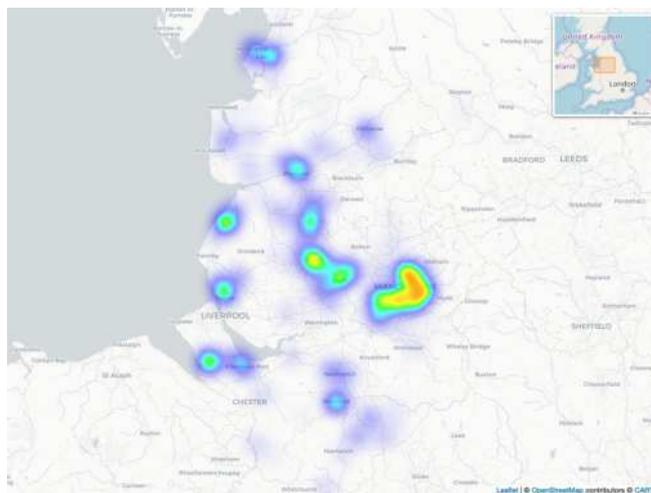


Figure 2: Location of housing stock — shading shows concentrations.

We work to help regenerate neighbourhoods and increase life opportunities for disadvantaged individuals and communities.

We also provide a range of supported housing services to help people live independently and to successfully maintain their tenancies. This work is often funded through external contracts that are delivered on a commercial basis.

Vision, Mission and Corporate Values

Vision

Our Vision is:

"We want everyone to live successfully in a home they can afford."

Mission

We will do this by:

"Creating homes. Building lives."

Corporate Values

We will ensure that the following values are evident through our work:

- Empowerment
- Social Impact
- Efficiency
- Collaboration
- Innovation

2. Strategic Report



 Jigsaw

shomes.org.uk
sawHG

In safe hands
98% of Emergency repairs were attended
and made safe within 24 hours.

Review of the Year

Operational Performance

The Association has established a suite of performance measures to track performance against its corporate objectives. Year-end performance is shown in Table 1 on the following page and is discussed below.

Caring for Our Customers, Our Assets and Neighbourhoods

Table 1 on the next page shows that 13 of the 17 KPIs established to monitor the delivery of this strategic objective were achieved in the year.

All very high priority KPI targets were achieved in this area.

During the final weeks of 2019/20 the COVID-19 pandemic led to a reduction in corporate activity alongside increased caution from our tenants with regard to allowing access to their homes. Whilst we understand that our experience has been fairly typical in the sector, the fact that some year-end targets were missed with respect to gas safety is of course a matter of concern for the board. We were however satisfied that reasonable and appropriate steps had been taken to gain access to all properties that required gas safety works. Furthermore we are pleased to report that as lockdown eased somewhat in June and July 2020, and public confidence returned, we were able to increase access rates and our services have now recovered.

Building a Strong Corporate Foundation

Table 1 on the following page shows that 3 of the 6 KPIs established to monitor the delivery of this strategic objective were achieved in the year.

Two very high priority KPI targets were not achieved in this area. A decision was taken during the year to make an early repayment of an Adactus Housing Association loan as part of the preparations to form Jigsaw Treasury Limited and this caused the *EBITDA MRI Interest Cover* target to be marginally missed. In addition, a Group-wide decision was taken as the COVID-19 pandemic was gathering pace towards the end of the financial

year to draw down additional debt in preparation for potential business disruption, envisaged at the time to be a potential tail risk. This caused the *Gearing* target to be exceeded.

A summary of the Association's recent financial results is shown in Table 2 on the next page and highlights of the Association's financial position are shown in Table 3 on page 13.

The board is pleased to report that *Total Comprehensive Income* amounted to £15.8m or 29.8% of turnover.

With regard to loan finance, during the year the Association repaid £8.3m in line with agreed debt profiles. £35.3m of loan finance was drawn-down in the year. At the year-end debt borrowings amounted to £244.2m, maturing as outlined in Note 18 to the financial statements.

Valuing Staff

Table 1 shows that 1 of the 2 KPI targets established to monitor the delivery of this strategic objective was achieved in the year.

The *Compliance With Mandatory Training* target was narrowly missed but positive progress was made in the year.

Notably, the year-end result for *Employee Net Promoter Score* far exceeded target. This was at least in part due to the strong endorsement by employees of the Association's response to the COVID-19 pandemic, with the speed of decision making and communication with employees particularly praised in feedback from employees.

Growing the Business

Table 1 shows that 2 of the 2 KPIs established to monitor the delivery of this strategic objective were achieved in the year.

In 2019/20 the Association delivered 343 units of affordable housing, as shown in Figure 3 on page 13.

The economic impact of housing development can be estimated through the National Housing Federation's CEBR database³.

³<http://www.housing.org.uk/topics/research/economic-impact-tool/>

KPI	KPI priority	Target	Actual	Trend
<i>Caring for our customers our assets and neighbourhoods</i>				
Current Tenant Arrears	Very High	2.77%	2.22%	↓
Customer Net Promoter Score	Very High	30	32	↑
Income Collected	Very High	99.0%	99.3%	↑
Out-of-date Fire Risk Assessments	High	0	0	—
Satisfaction with Repairs	High	88.0%	88.0%	—
Void Loss	High	0.91%	0.63%	↓
Average Time for Non-Emergency Repairs	Medium	15 days	11.3 days	↓
Emergencies Attended and Made Safe within 24hrs	Medium	97.0%	98%	—
Median Void Length – General Needs	Medium	20 days	16 days	↓
● Median Void Length – Retirement Living	Medium	20 days	22 days	↓
Number of Properties Improved to Level D or above	Medium	12	20	↓
Progress of Planned Programme	Medium	98.0%	100%	↑
● Properties compliant with gas safety requirements at quarter end	Medium	100%	99.8%	↓
● Properties with Invalid Gas Certificates during Reporting Period	Medium	0	1	↑
● Responsive and Void Cost Per Unit	Medium	£602	690	↓
RIDDOR incidents	Medium	0	0	—
Satisfaction with handling of ASB Case	Medium	70.0%	80%	↑
<i>Building a strong corporate foundation</i>				
● EBITDA MRI Interest Cover	Very High	248.1%	218.6%	↓
● Gearing	Very High	38.7%	40.5%	↑
Headline Social Housing Cost Per Unit	Very High	£2556	£2471	↓
Operating Margin	Very High	41.5%	41.8%	↓
Reinvestment	High	11.1%	12.2%	↑
● Return on Capital Employed	High	4.5%	3.9%	↓
<i>Valuing staff</i>				
● Compliance With Mandatory Training	Medium	100%	96.3%	↑
Employee Net Promoter Score	Medium	5	58	↑
<i>Growing the business</i>				
New Supply Delivered	High	3.73%	4.1%	↑
Units Delivered	High	335	343	↑

● Out of target performance ↑ improving trend ↓ deteriorating trend — no change in trend.

Table 1: Quarterly KPI performance at year end.

Year	Turnover	Operating expenditure	Operating surplus %	Retained surplus	Retained surplus %
	£'000	£'000		£'000	
2016	49,974	28,385	37	10,714	21
2017	54,838	27,580	40	14,038	26
2018	49,974	28,449	45	12,682	25
2019	52,704	29,874	43	11,691	22
2020	53,030	29,730	44	15,794	30

The above figures are extracted from previous financial statements based on accounting standards effective at those dates.

Table 2: Five-year financial performance.

Year	2020	2019	2018	2017	2016
Housing properties at cost	615,587	558,984	532,893	502,210	468,396
Properties for sale	7,595	595	2,774	898	1,400
Cash at bank and short term deposits	20,163	25,748	22,286	25,328	26,509
Creditors amounts falling due within one year	30,757	15,781	26,955	17,753	16,110
Net current assets / (liabilities)	11,948	26,941	5,831	12,977	16,437
Total assets less current liabilities	567,843	531,481	489,230	470,939	444,627
Creditors amounts falling due after more than one year	448,955	425,016	401,110	395,494	383,536
Capital and reserves	114,753	98,959	87,268	74,586	60,548

The above figures are extracted from previous financial statements based on accounting standards effective at those dates.

Table 3: Consolidated financial position.

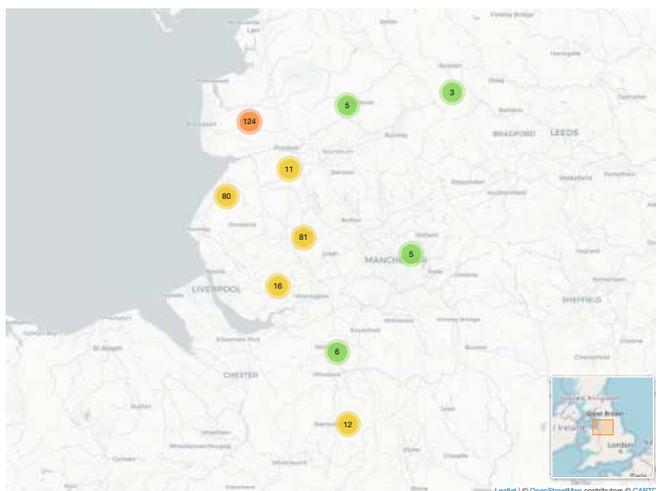


Figure 3: New affordable housing delivered in 2019/20.

An estimate of the impact of the Association’s development activity during the year is shown in Table 4 on this page. 946 jobs are estimated to have been supported through the Association’s investment in new development in the year.

Homes provided	Jobs supported	Impact
343	946	£51m

Table 4: Local economic impact of housing development 2019/20.

The Association’s provision of new housing generates wider value for society as new housing provides people with better places to live.

Through careful architectural design, the Association’s housing developments also contribute to improvements to the general built environment and towards efforts to reduce carbon emissions. Figure 4 on the next page presents a selection of the new housing delivered by the Association in 2019/20, showcasing high design

standards.

The Association’s development strategy will yield 1032 new affordable homes between 2018 and 2023.

This is expected to inject an additional £66.7m into the local economies, supporting in excess of 1,238 jobs per annum.

At 31 March 2020, 784 properties were on-site.

Note: Please see the financial statements of our parent — Jigsaw Homes Group — for a full report on the value for money performance of the Group, including details of our performance with respect to the 2019 Value for Money metrics published by the Regulator of Social Housing.

An analysis of the Association’s corporate risk position at the end of the financial year is presented on page 19.



Delivering new homes

Figure 4: Good design in new housing 2019/20.



3. Governance



Adactus helps re-house 25 ex-military personnel

Part of the Group's commitment to the Armed Forces Covenant since 2018.

Corporate Structure and Governance

The Group's governance structure was significantly simplified in 2019/20. The current structure is shown in Figure 5 on the next page. Figure 5 highlights how the Group uses overlapped boards to simplify its governance arrangements and to make the best use of the shared skill-set of board members and directors.

Further simplification will be undertaken through a Corporate Structures Review in 2020/21. In particular, our aim through this work will be to reduce the housing associations in the Group through merger to broadly match the number of overlapped boards.

Current Board Members

Roli Barker

Chair of the board

Attendance: 4/4 100% (Board), 5/5 100% (Group Board)

Roli is an experienced project manager who has worked on a range of projects from international corporate events to the London 2012 Olympic and Paralympic Games. Roli is currently working on the design, implementation and delivery of a £1.2 million project to transform Greater Manchester's private rented sector. During her career, Roli has been able to develop a range of skills, including working with local communities, developing relationships with key stakeholders and fundraising. Roli is a fellow of the Royal Society of Arts and a member of the Institute of Fundraising.

Shoab Akhtar

Attendance: 2/4 50%

Shoab is currently employed by Onward Homes and has served as a councillor on Oldham Council since 2000, sitting on various committees and holding different cabinet portfolios. He was mayor of Oldham in 2008/09, and served as deputy leader from 2011 to 2014 and is currently a member of the planning committee. Shoab is also a governor at Oldham Sixth Form College and a member of the Oldham Enterprise Trust.

Claire Beaumont

Attendance: 3/4 75%

Claire joined North Board in April 2019. She is a partner in the Commercial Property Team at Gorvins Solicitors specialising in property investment and finance but with broad experience across the sector working with a variety of clients who are active in the market. Claire is a former Chairman of the Association of Women in Property Northwest Branch and remains part of the committee and as a mentor, assisting the association in encouraging women into the property sector.

Lynne Garsden

Attendance: 4/4 100%

Lynne is a former fellow of the Royal Institution of Chartered Surveyors. She has over 35 years' experience in the property market, handling lettings, sales, development appraisals, rent reviews and acquisitions. A founding partner of Guest Garsden Property Consultants in Manchester, Lynne has dealt with instructions as an expert under Civil Procedure Rules to both County Court and High Court in respect of valuations on both commercial and residential developments. She has 13 years' experience on the board of another housing association, including five years as its chair.

Andrew Leah

Attendance: 3/4 75%, 3/4 75% (R&A Committee)

Andrew spent his career in local government, retiring as Head of Housing and Planning with Tameside MBC in 2013. He was responsible for an extensive range of council services including the full range of housing duties as well as delivering significant performance improvements and efficiency savings. He holds professional qualifications in Housing, Environmental Health and Management.

Paul Lees

Attendance: 4/4 100% (Board), 4/4 100% (R&A Committee)

Paul worked for over 20 years in the role of chief executive of the Adactus Housing Group and its predecessor, County Palatine Housing Society. He has spent his career in social housing, working for both housing associations and local authorities.

Janet Mutch

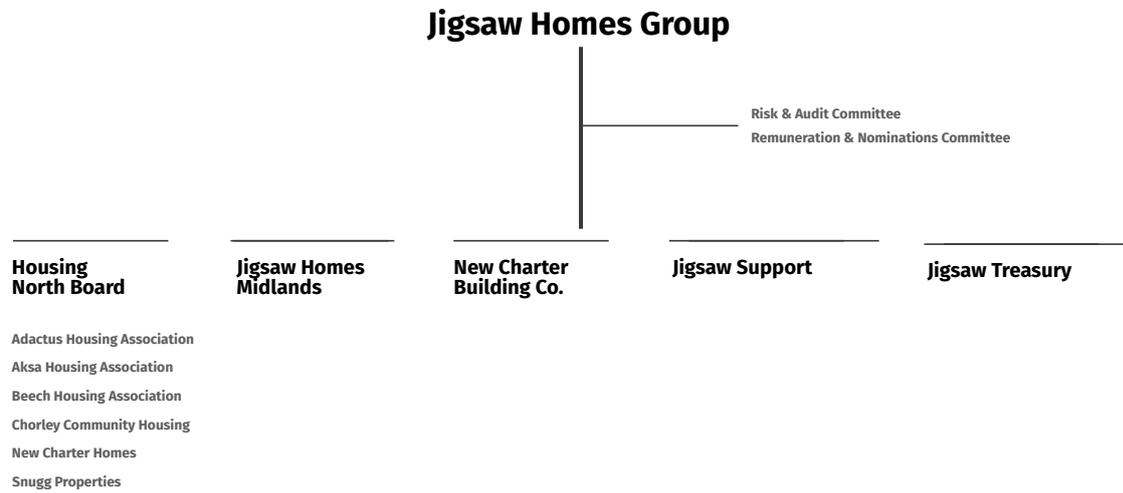


Figure 5: Corporate and governance structure — board meetings for organisations below the bold headings are held contemporaneously using overlapped meetings.

Attendance: 4/4 100%

Janet brings a wealth of customer service and employment knowledge to the Board through her role as retail manager for Cancer Research and previous role with Willow Wood Hospice. Living and working in Tameside gives Janet a strong understanding of the issues facing our customers and the wider community.

Hilary Roberts

Attendance: 4/4 100%

Hilary is the group chief executive of Jigsaw. She has lead responsibility to work with the board of management to develop and implement corporate strategy.

She has a strong background in business growth and property development having held senior roles in this area for over 20 years.

Corporate Responsibility

Employees

The Association recognises that the success of the business depends on the quality of its managers and employees. It is the policy of the Association that training, career development and promotion opportunities should be available to all employees.

The board is aware of its responsibilities on all matters relating to health & safety. The Group has

prepared detailed health & safety policies and provides employee training and education on health & safety matters.

Diversity and Inclusion

The Association recognises its responsibilities to provide equality of opportunity, eliminate discrimination and promote good relations in its activities as a landlord, managing agent, employer, contractor, partner and purchaser.

We are totally opposed to all forms of discrimination on the grounds of race, national origin, ethnic origin, nationality, religion, belief or lack of religion or belief, gender, gender reassignment status, being married or a civil partner, pregnancy or maternity, sexual orientation, disability or age.

The Association’s policy in this area is available to download from the Jigsaw website: search for ‘equality and diversity’.

Modern Slavery and Human Trafficking Statement

The Association is absolutely committed to preventing slavery and human trafficking in its corporate activities and to ensuring that its supply chains are free from slavery and human trafficking.

The Association’s policy in this area is available to download from the Jigsaw website: search for

‘modern slavery’.

Risk Management and Internal Controls

The board has overall responsibility for the system of internal control and risk management across the Association and for reviewing its effectiveness. The board also take steps to ensure the Association adheres to the Regulator of Social Housing’s *Governance and Financial Viability Standard* and its associated *Code of Practice*. The Risk & Audit Committee is responsible to the board for monitoring these arrangements and reporting on their effectiveness.

Risk Management

Figure 6 on the following page summarises the Association’s risk map at 31 March 2020. The assessment shows 38 risks which could impact on the delivery of the Association’s corporate objectives categorised by the impact areas of ‘People’, ‘Strategic’, ‘Financial’, ‘Business Interruption’ and ‘Reputation’.

The diagram highlights that the ongoing COVID-19 pandemic has exposed the Group to a significant risk of Non-Cyber Business Disruption. This is a risk to which we were responding to at 31 March 2020. At the time of writing we can report that the Association’s Business Continuity measures ensured that essential services were maintained throughout the period of national lockdown. However given the potential for future national or regional lockdowns to occur, the risk of disruption to the business remains significant and our business continuity team continues to meet regularly to anticipate and react to changes in government policy.

Elsewhere, the Group’s controls work to mitigate the likelihood or impact of risks. As a result, the residual assessment of all but one risk falls within the acceptable levels defined in the Group’s *Risk Management Strategy*.

Figure 6 also shows how the Group’s risk register is dominated by ‘People’ risks – predominantly health & safety and safeguarding concerns. We have adopted comprehensive policies in both of

these areas to ensure that these risks are given due attention.

Our most significant residual risks are:

- Non-Cyber Disruption to the Business.
- Failure of Controls Leads to Death or Injury from Fire.
- Death or Serious Injury (Staff / 3rd Party).
- Ineffective Safeguarding of Staff, Customers and Third Parties.
- Cyber Disruption.
- Breach of Data Regulations.

In accordance with the Group’s *Risk Management Strategy*, the risk map is reviewed quarterly by the Group’s Risk & Audit Committee and by board. The committee presides over a programme of internal audit work which is based on the risks identified.

Internal Controls Assurance

The board acknowledges its overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness.

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

The process for identifying, evaluating and managing the significant risks faced by the Association is ongoing and has been in place throughout the period commencing 1 April 2019 up to the date of approval of this document.

Key elements of the control framework include:

- Formal policies and procedures are in place, including the documentation of key processes and rules for the delegation of authorities (Scheme of Delegation). These policies and procedures are reviewed by the board and executive management team on an agreed cycle.

advisors.

- Regular monitoring of loan covenants and requirements of new loan facilities is in place.
- All significant new initiatives and projects are subject to formal appraisal and authorisation procedures by the appropriate board with clear links to the requirements of the Risk Management Policy.
- The Remuneration and Nominations Committee has oversight of the Association's approach to board appraisal, recruitment and succession.
- Experienced and suitably qualified employees are responsible for important business functions.
- A co-sourced internal audit service is provided by the Group, incorporating a team managed by a qualified, full-time employed audit manager complemented by third party expertise. The Risk & Audit Committee approves the annual audit plan and reviews internal audit reports as well as those from management and any third-party reviews including reports from tenant scrutiny.
- The Risk & Audit Committee reports quarterly to the board and reviews the assurance procedures, ensuring that an appropriate range of techniques is used to obtain the level of assurance required by the board.
- Risks are identified, assessed and documented in a risk register with details of how each risk will be managed. The risk register is reviewed on a quarterly basis by the executive management team and Risk & Audit Committee. Quarterly risk updates are also provided to each board within the Group. Internal audit independently reviews the risk identification procedures and control process implemented by management and reports to Risk & Audit Committee.
- The executive management team also reports to the board on significant changes in the business and external environment which affect significant risks.

- The Group's *Probity and Anti-Fraud Policy* clearly lays out the approach to be taken with respect to whistle-blowing, anti-corruption and fraud.
- The Risk & Audit Committee and board review and approve this statement of the Association's internal controls assurance.
- A theft and fraud register is maintained by the Group Company Secretary and any fraud is reported to the Risk & Audit Committee.



Figure 8: Our tenant scrutiny panels undertake deep-dive investigations into areas voted for by tenants.

The Association uses various financial instruments including loans, cash and other items such as rent arrears and trade creditors that derive directly from its operations. The main purpose of these financial instruments is to raise finance for the delivery of the Association's objectives.

The existence of these financial instruments exposes the Association to a number of financial risks. The main risks arising from the Association's financial instruments are considered by board to be interest rate risk, liquidity risk and credit risk. In accordance with its *Risk Management Policy* and *Treasury Management Strategy*, the board reviews and agrees policies for managing each of these risks as summarised below.

Interest Rate Risk

The Association finances its operations through a mixture of retained surpluses and bank

borrowings. The Association's exposure to interest rate fluctuations on its borrowings is managed by the use of both fixed and variable rate facilities.

The Association currently borrows from a variety of lenders at both fixed and floating rates of interest. The Association's *Treasury Management Strategy* targets the level of fixed rates of interest to be up to 100% of its loan portfolio. At the year-end 73% (2019: 86%) of borrowings were at fixed rates between 2.1% and 10.9% with an average borrowing rate of 4%.

Liquidity Risk

The Association seeks to manage financial risk by ensuring sufficient liquidity is available to meet its foreseeable needs and to invest cash assets safely and wisely.

The Association has a clear focus on cash collection and monitors cash-flow forecasts closely and regularly, to ensure it has sufficient funds to meet its business objectives, pay liabilities when they fall due and ensure adequate liquidity with respect to emerging risks.

With respect to short term liquidity, at the year-end the Association had access to £23.3m (2019: £28.4m) of cash balances and in excess of £22m (2019: £57.3m) of undrawn committed bank facilities.

Credit Risk

The Association operates a prudent policy in respect of funding counterparties and aims to minimise the risk of financial loss or liquidity exposure associated with any counterparty. Short term investments are widely diversified and are kept at a minimum by temporarily repaying revolving credit facilities in order to manage working capital requirements. During 2020 all cash investments were held with counterparties which met the requirements of Group's *Treasury Management Strategy*.

The Association seeks to minimise the credit risk relating to tenant rent arrears through its robust recovery procedures, providing support to existing tenants where necessary and by pre-let screening applicants for new tenancies. The Group's financial inclusion service provides the necessary

support to tenants and the Group's arrears recovery team closely monitors tenant arrears as a whole.

Unregulated Subsidiaries

The Association has a number of unregulated subsidiaries which traded in the year (see page 32). They are managed and monitored under the same internal control framework as outlined above.

There is no detrimental financial risk to the Association should the unregulated subsidiaries cease operations at any point as their assets exceed their liabilities.

Compliance

This document has been prepared in accordance with applicable reporting standards and legislation. The board confirms that the Association has complied with the regulator's *Governance and Financial Viability Standard*.

NHF Code of Governance

The Association has adopted *Excellence in Governance* (National Housing Federation, 2015) as its Code of Governance. The board is pleased to report full compliance with the Code.

Regulatory Framework

The Association is subject to the Regulator of Social Housing's Regulatory Framework. The board is pleased to report full compliance.

Statement of Responsibilities of the Board for the Report and Financial Statements

The board members are responsible for preparing the report of the board and the financial statements in accordance with applicable law and regulations.

Under the Co-operative and Community Benefit Societies Act 2014 and social housing legislation the board are required to prepare financial statements for each financial year in accordance

with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

In preparing these financial statements, the board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the *Statement of Recommended Practice: Accounting by registered social housing providers 2018* have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and Association will continue in business.

The board members are responsible for keeping adequate accounting records that are sufficient to show and explain the transactions of the Association and disclose with reasonable accuracy at any time the financial position of the Association and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The board is responsible for ensuring that the report of the board is prepared in accordance with the *Statement of Recommended Practice: Accounting by registered social housing providers 2018*.

Financial statements are published on the Association's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity

of the Association's website is the responsibility of the board members. The board members' responsibility also extends to the ongoing integrity of the financial statements contained therein.

Going Concern

Based on the following assessment the board is comfortable that the Association continues to be a going concern and have therefore produced financial statements on a going concern basis.

The Association's activities, its current financial position and factors likely to affect its future development are set out within the Strategic Report.

The Board approved the Association's 2020/21 budget and thirty year financial plan in March 2020 and were content that these plans were affordable and that the financial statements should be prepared on a going concern basis.

The board reviewed a range of scenarios and stress tests in order to fully understand the potential impact on the financial plan, including further reductions in rental income collected and changes to economic indicators, e.g. inflation. The board will continue to review the financial plan with the executive team to make any necessary changes and continue to work with our customers and stakeholders to deliver our services.

However, the impact of the COVID-19 pandemic and its potential financial impact has meant that the executive team and board agreed amended assumptions in revising both the 2020/21 budget and financial plan, in order to obtain assurance that the Association remains a going concern over the period of twelve months from the approval of these financial statements.

The length of the COVID-19 pandemic and the impact of the measures taken by the Government to contain this are unknown and outside of the Association's control however the board have implemented processes to manage cashflow on a weekly basis and review financial stability as the situation progresses. The board approved a revised 2020/21 budget, new key performance indicator targets and an updated 30 year financial plan as at the end of September 2020. Board approved Recovery Plans are in place should further corrective action be required.

The Association has in place long-term debt facilities which provide adequate resources to finance committed reinvestment and development programmes, along with the Association's day to day operations. The Association also has long-term financial plans which show that it is able to service these debt facilities whilst continuing to comply with lenders' covenants.

The board is, to the best of its knowledge, satisfied that covenant compliance is maintained throughout the life of the plan on the basis that the 30 year financial plan has been stress tested to withstand significant composite risks materialising without breaching lender covenants, thus confirming the future viability of the Association.

In addition, the board has considered the anticipated impact of Brexit based on known information at this stage, assuming that the Brexit transition period will end on 31 December 2020. As a result, the board do not expect Brexit, within a period of 12 months from the approval of these financial statements, to significantly impact the finances of the Group in relation to the validity of the going concern assumption.

Auditor

All of the current board members have taken the steps that they ought to have taken to ensure they are aware of any information needed by the Association's auditor for the purposes of their audit, and to establish that the auditor is aware of that information. The board members are not aware of any relevant audit information of which the auditor is not aware.

BDO LLP has expressed their willingness to continue in office as the Association's auditors.

Approved by the board on 8th September 2020.

Signed on their behalf on 29th September 2020:



Roli Barker

Association Chair



Blooming Marvelous

Residents from Boyer Court, Maghull win big at the Group's 2019 gardening competition.

4. Financial Statements

Independent Auditor’s Report to the Members of Adactus Housing Association Limited

Opinion

We have audited the financial statements of Adactus Housing Association Limited (“the Association”) for the year ended 31 March 2020 which comprises the statement of comprehensive income, the statement of financial position, the statement of changes in equity, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association’s affairs as at 31 March 2020 and of the Association’s surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (“ISAs (UK)”) and applicable law. Our responsibilities under those standards are further described in the Auditor’s responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to

our audit of the financial statements in the UK, including the FRC’s Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions Relating to Going Concern

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

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

Other Information

The board are responsible for the other information. Other information comprises the information included in the annual report, other than the financial statements and our auditor’s report thereon. Our opinion on the financial statements does not cover the other information we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information including the Chair’s Statement, Report of the Board of management and Strategic Report and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement

of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact.

We have nothing to report in this regard.

Matters on Which We Are Required to Report By Exception

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

- the information given in the Report of the Board for the financial year for which the financial statements are prepared is not consistent with the financial statements;
- adequate accounting records have not been kept by the Association; or
- a satisfactory system of control has not been maintained over transactions; or
- the Association financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board

As explained more fully in the Statement of Board Responsibilities set out on page 22, 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 members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Use of Our Report

This report is made solely to the members of the Association, as a body, in accordance with the Housing and Regeneration Act 2008 and 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

BDO LLP

BDO LLP, Statutory Auditor

Manchester

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

30 September 2020

Statement of Comprehensive Income

Year ended 31 March 2020		2020	2019
	Notes	£'000	£'000
Turnover	3	53,030	52,704
Cost of sales	3	(1,039)	(1,069)
Operating expenditure	3	(29,730)	(29,874)
Profit on disposal of fixed assets	5	834	697
Operating surplus	8	23,095	22,458
Interest receivable	6	337	215
Interest and financing costs	7	(11,529)	(9,097)
Gift Aid		1,055	452
Movement in fair value of Investment Properties		–	169
Suplus for the year		12,958	14,197
Other comprehensive income			
Actuarial gain/(loss) in respect of pension schemes	29	2,836	(2,506)
Total comprehensive income for the year		15,794	11,691

The financial statements and notes on pages 29 to 58 were approved and authorised for issue by the Board on 8th September 2020 and were signed on its behalf on 29th September 2020 by:



R. Barker
Chair



B. Moran
Secretary



H. Roberts
Executive Member

Statement of Financial Position

At 31 March 2020	Notes	2020	2019
		£'000	£'000
Fixed assets			
Tangible fixed assets	11	555,534	504,179
Investment properties	12	361	361
		555,895	504,540
Current assets			
Stock	13	7,595	595
Trade and other debtors	14	11,769	13,749
Investments	15	3,178	2,630
Cash and cash equivalents	16	20,163	25,748
		42,705	42,722
Less: Creditors: amounts falling due within one year	17	(30,757)	(15,781)
Net current assets		11,948	26,941
Total assets less current liabilities		567,843	531,481
Creditors: amounts falling due after more than one year	18	(448,955)	(425,016)
Provisions for liabilities			
Pension provision	29	(4,135)	(7,506)
Total net assets		114,753	98,959
Reserves			
Revenue reserve		114,753	98,959
Total reserves		114,753	98,959

The financial statements and notes on pages 29 to 58 were approved and authorised for issue by the Board on 8th September 2020 and were signed on its behalf on 29th September 2020 by:



R. Barker
Chair



B. Moran
Secretary



H. Roberts
Executive Member

Statement of Changes in Equity

	Revenue reserve £'000	Total £'000
Balance at 31 March 2018	87,268	87,268
Surplus from Statement of Comprehensive Income	14,197	14,197
Actuarial gain in respect of pension schemes (Note 29)	559	559
First time recognition on SHPS pension deficit (Note 29)	(3,065)	(3,065)
Balance at 31 March 2019	98,959	98,959
Surplus from Statement of Comprehensive Income	12,958	12,958
Actuarial gain in respect of pension schemes	2,836	2,836
Balance at 31 March 2020	114,753	114,753

The financial statements and notes on pages 29 to 58 were approved and authorised for issue by the Board on 8th September 2020 and were signed on its behalf on 29th September 2020 by:



R. Barker
Chair



B. Moran
Secretary



H. Roberts
Executive Member

The results for the year relate wholly to continuing activities and the notes on pages 32 to 58 form an integral part of these financial statements.

Notes to the Financial Statements

1. Legal Status

Adactus Housing Association Limited is incorporated in England under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing.

The registered office is Cavendish 249, Cavendish Street, Ashton-under-Lyne, Tameside, OL6 7AT.

The Association is a member of the Jigsaw Homes Group Structure (the Group), of which Jigsaw Homes Group Limited is the parent company. The Group comprises the following principal entities:

Name	Incorporation	RSH registration	Parent
Adactus Housing Association Limited	Co-operative and Community Benefit Societies Act 2014	Registered	AHA
AKSA Housing Association Limited	Co-operative and Community Benefit Societies Act 2014	Registered	AHA
Beech Housing Association Limited	Co-operative and Community Benefit Societies Act 2014	Registered	AHA
Chorley Community Housing Limited	Co-operative and Community Benefit Societies Act 2014	Registered	AHA
Cavendish Property Developments Limited	Companies Act 2006	Non-registered	AHA
Jigsaw Homes Midlands	Co-operative and Community Benefit Societies Act 2014	Registered	AHA
Jigsaw Support Limited	Co-operative and Community Benefit Societies Act 2014	Non-registered	AHA
Jigsaw Treasury Limited	Companies Act 2006	Non-registered	AHA
New Charter Building Company Limited	Companies Act 2006	Non-registered	AHA
New Charter Homes Limited	Companies Act 2006	Registered	AHA
Palatine Contracts Limited	Companies Act 2006	Non-registered	AHA
Snugg Properties Limited	Companies Act 2006	Non-registered	AHA

Table 5: Principal group members.

The board of Adactus Housing Association Limited is the corporate trustee of the James Tomkinson Memorial Cottages Trust.

During the year, the following changes to the Group's corporate structure were made:

- In November 2019, Threshold Housing Project Limited was registered as a Community Benefit Society and changed its name to Jigsaw Support Limited.
- In March 2020 Gedling Homes was registered as a Community Benefit Society and subsequently changed its name to Jigsaw Homes Midlands Limited in August 2020.
- In March 2020, Jigsaw Treasury Limited was incorporated.
- Three minor group members were dissolved during the year as part of work to simplify the Group's corporate structure: Family Support Charity, Great Neighbourhoods and The Stanley Road Management Co. Limited.

2. Principal Accounting Policies

Basis of Accounting

The financial statements have been prepared in accordance with applicable law, the United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP) and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018 (SORP). The preparation of financial

statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Association’s accounting policies.

The financial statements are prepared on the historical cost basis of accounting as modified by the revaluation of investments and are presented in pounds sterling.

The Association has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland”:

- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 11 Basic Financial Instruments; and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Jigsaw Homes Group Limited as at 31 March 2020 and these financial statements may be obtained from their registered office.

Going Concern

Based on the following assessment the board is comfortable that the Association continues to be a going concern and have therefore produced financial statements on a going concern basis.

The Association’s activities, its current financial position and factors likely to affect its future development are set out within the Strategic Report.

The Board approved the Association’s 2020/21 budget and thirty year financial plan in March 2020 and were content that these plans were affordable and that the financial statements should be prepared on a going concern basis.

The board reviewed a range of scenarios and stress tests in order to fully understand the potential impact on the financial plan, including further reductions in rental income collected and changes to economic indicators, e.g. inflation. The board will continue to review the financial plan with the executive team to make any necessary changes and continue to work with our customers and stakeholders to deliver our services.

However, the impact of the COVID-19 pandemic and its potential financial impact has meant that the executive team and board agreed amended assumptions in revising both the 2020/21 budget and financial plan, in order to obtain assurance that the Association remains a going concern over the period of twelve months from the approval of these financial statements.

The length of the COVID-19 pandemic and the impact of the measures taken by the Government to contain this are unknown and outside of the Association’s control however the board have implemented processes to manage cashflow on a weekly basis and review financial stability as the situation progresses. The board approved a revised 2020/21 budget, new key performance indicator targets and an updated 30 year financial plan as at the end of September 2020. Board approved Recovery Plans are in place should further corrective action be required.

The Association has in place long-term debt facilities which provide adequate resources to finance committed reinvestment and development programmes, along with the Association’s day to day operations. The Association also has long-term financial plans which show that it is able to service these debt facilities whilst continuing to comply with lenders’ covenants.

The board is, to the best of its knowledge, satisfied that covenant compliance is maintained throughout the life of the plan on the basis that the 30 year financial plan has been stress tested to

withstand significant composite risks materialising without breaching lender covenants, thus confirming the future viability of the Association.

In addition, the board has considered the anticipated impact of Brexit based on known information at this stage, assuming that the Brexit transition period will end on 31 December 2020. As a result, the board do not expect Brexit, within a period of 12 months from the approval of these financial statements, to significantly impact the finances of the Group in relation to the validity of the going concern assumption.

Judgements and Key Sources of Estimation Uncertainty

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

Development expenditure

The Association capitalises development expenditure in accordance with the accounting policy described on page 37. Initial capitalisation of costs is based on management's judgement when a development scheme is confirmed, usually when board approval has taken place including access to the appropriate funding. In determining whether a project is likely to cease, management monitors the development and considers if changes have occurred that result in impairment.

Categorisation of housing properties

The Association has undertaken a detailed review of the intended use of all housing properties. In determining the intended use, the Association has considered if the asset is held for social benefit or to earn commercial rentals.

Impairment

The Association has identified a cash generating unit for impairment assessment purposes at a property scheme level.

Other key sources of estimation and assumptions:

Tangible fixed assets

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

Revaluation of investment properties

The Association carries its investment property at fair value, with changes in fair value being recognised in the Statement of Comprehensive Income. The Association engaged independent valuation specialists to determine fair value at 31 March 2020. The valuer used a valuation technique based on a discounted cash flow model. The determined fair value of the investment property is most sensitive to the estimated yield as well as the long term vacancy rate.

Pension and other post-employment benefits

The cost of defined benefit pension plans and other post-employment benefits are determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, future

salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and the long term nature of these plans, such estimates are subject to significant uncertainty. In determining the appropriate discount rate, management considers the interest rates of corporate bonds in the respective currency with at least a AA rating, with extrapolated maturities corresponding to the expected duration of the defined benefit obligation. The underlying bonds are further reviewed for quality, and those having excessive credit spreads are removed from the population bonds on which the discount rate is based, on the basis that they do not represent high quality bonds. The mortality rate is based on publicly available mortality tables for the specific sector. Future salary increases and pension increases are based on expected future inflation rates for the respective sector.

Impairment of non-financial assets

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

Following the assessment of the indicators of impairment, it was viewed that the COVID-19 pandemic was a potential trigger for impairment in relation to stock and work in progress. Following a review, no adjustment to carrying values was required.

Turnover and Revenue Recognition

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

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

Revenue is recognised on completion if the sale of goods or services is short-term in nature. Where this is not the case, revenue is recognised in proportion to the stage of completion at the reporting date. Revenue recognition commences only when the outcome of the goods and services rendered can be reliably measured, by reference to individual terms and conditions within each service contract, and it is probable that the economic benefits associated with the contract will flow to the Association, otherwise it is recognised to the extent costs are incurred.

Supporting People contract income received from Administering Authorities is accounted for as 'Charges for support services'.

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

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

Loan Interest Costs

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

Loan Finance Issue Costs

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

Value Added Tax

The Association charges VAT on some of its income and is able to recover part of the VAT it incurs on expenditure. All amounts disclosed in the financial statements are inclusive of VAT to the extent that it is suffered by the Association and not recoverable.

Tangible Fixed Assets and Depreciation

Housing properties

Housing properties are stated at cost, less accumulated depreciation. Donated land/assets or assets acquired at below market value from a government source, e.g. a local authority, are included as an asset and equal liability in the Statement of Financial Position at the fair value less consideration paid.

Housing properties under construction are stated at cost and are not depreciated. These are reclassified as housing properties on practical completion of construction.

The costs of shared ownership properties are split between current and fixed assets on the basis of the first tranche portion. The first tranche portion is accounted for as a current asset and the sale proceeds shown in turnover. The remaining element of the shared ownership property is accounted for as a fixed asset and subsequent sales treated as sales of fixed assets.

Freehold land is not depreciated.

Major repairs to properties of a capital nature, which will result in an increase in the net rental income over the life of the property, are capitalised under the component accounting principles described below.

Where a housing property comprises two or more major components with substantially different useful economic lives (UELS), each component is accounted for separately and depreciated over its individual UELS. Expenditure relating to subsequent replacement or renewal of components is capitalised as incurred.

The Association depreciates freehold housing properties by component on a straight-line basis over the estimated UELS of the component categories.

UELS for identified components are as follows:

Component	Years
Boilers	15
Kitchens	20
Lifts	25
Bathrooms	30
Doors	30
Windows	30
Roofs	80
Structure	100

Table 6: Useful Economic Lives.

Other fixed assets

Other tangible fixed assets are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Depreciation is charged on a straight-line basis over the expected economic useful lives of the assets at the following rates:

Asset type	Rate
Land & buildings	3.33% on cost or length of lease
Furniture, fixtures & fittings	10% per annum on cost
Office & computer equipment	25% per annum on cost
Motor vehicles	25% per annum on cost

Table 7: Fixed Asset Depreciation Rates.

Capitalisation of Interest and Administration Costs

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

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

Property Managed By Agents

Where the Association carries the majority of the financial risk on property managed by agents, income arising from the property is included in the Statement of Comprehensive Income.

Where the agency carries the majority of the financial risk, income includes only that which relates solely to the Association. In both cases, the assets and associated liabilities are included in the Statement of Financial Position.

Leasing

Rental payments under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the term of the lease.

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

Assets held under finance leases are included in the Statement of Financial Position and depreciated in accordance with the Association's accounting policies. The present value of future rentals is shown as a liability. The interest element of rental obligations is charged to the income statement for the period of the lease in proportion to the balance of capital repayments outstanding.

Investment Property

Investment property includes commercial and other properties not held for the social benefit of the Association.

Investment property is measured at cost on initial recognition, which includes purchase cost and any directly attributable expenditure, and subsequently at fair value at the reporting date. Fair value is determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

Current Asset Investments

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

Stock and Properties Held for Sale

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

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

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

Debtors and Creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Statement of Comprehensive Income in operating expenditure.

Sinking Fund

Unexpended amount collected from leaseholders for major repairs on leasehold schemes and any interest received are included in creditors.

Impairment of Financial Assets

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

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

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

- For an instrument measured at amortised cost, the impairment loss is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate.
- For an instrument measured at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date.

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

Social Housing Grant (SHG) and Other Government Grants

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income is included as part of turnover.

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

SHG must be recycled by the Association under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by Homes England. However, SHG may have to be repaid if certain conditions are not met. If grant is not required to be recycled or repaid, any unamortised grant is recognised as turnover. In certain circumstances, SHG may be repayable, and, in that event, is a subordinated unsecured repayable debt.

Grants due from government organisations or received in advance are included as current assets or liabilities.

Non-Government Grants

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

Recycling of Capital Grant

Where SHG is recycled, as described above, the SHG is credited to a fund which appears as a creditor in the Statement of Financial Position, until used to fund the acquisition of new properties. Where recycled grant is known to be repayable it is shown as a creditor within one year in the Statement of Financial Position.

If there is no requirement to recycle or repay the grant on disposal of an asset any unamortised grant remaining within creditors is released and recognised as income within the Statement of Comprehensive Income.

Disposal Proceeds Fund (DPF)

Receipts from the sale of certain properties less the net book value of the property and the costs of disposal were credited to the DPF until 6 April 2017. In these cases, the creditor can be carried forward until it is used to fund the acquisition of new social housing so long as this is before 6 April 2020 or the Association has sought permission from the Regulator of Social Housing to extend this period.

Retirement Benefits

Defined benefit pensions schemes

Under defined benefit accounting, for all such schemes the Association participates in, 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. The net surplus or deficit is presented separately from other net assets on the Statement of Financial Position. The current service cost and costs from settlements and curtailments are charged to operating surplus. Past service costs are recognised in the current reporting period. Interest is calculated on the net defined benefit liability. Re-measurements are reported in other comprehensive income.

Defined contribution pensions schemes

In relation to defined contribution schemes in which the Association participates in, contributions payable are charged to the Statement of Comprehensive Income in the period to which they relate.

Financial Instruments

Financial assets and liabilities are measured at fair value (including transaction costs).

Financial assets and financial liabilities at fair value are classified using the following fair value hierarchy:

- The best evidence of fair value is a quoted price in an active market.
- When quoted prices are unavailable, the price of a recent transaction for an identical asset, adjusted to reflect any circumstances specific to the sale, such as a distress sale, if appropriate.
- Where there is no active market or recent transactions then a valuation technique is used to estimate what the transaction price would have been on the measurement date in an arm's length exchange motivated by normal business considerations.

Financial instruments held are classified as follows:

- Financial assets such as cash, current asset investments and receivables are classified as loans and receivables and held at cost less impairment.
- Financial liabilities such as loans are held at amortised cost using the effective interest method.
- Commitments to receive or make a loan to another entity are held at cost less impairment.

Reserves

The Association designates those reserves which have been set aside for uses which, in the judgement of the board, prevent them from being regarded as part of the general reserves of the Association.

General reserves reflects accumulated surpluses for the Association which can be applied at its discretion for any purpose.

3. Turnover

3a) Turnover, cost of sales, operating expenditure and operating surplus.

	2020				
	Turnover £'000	Cost of sales £'000	Operating expenditure £'000	Disposal of property, plant & equipment £'000	Operating surplus £'000
Social housing lettings (Note 3c)	44,315	–	(24,722)	–	19,593
Other social housing activities:					
Housing management contracts	7,551	–	(5,008)	–	2,543
First tranche low cost home ownership sales	1,084	(1,039)	–	–	45
Other activities	80	–	–	–	80
Non-social housing activities:					
Disposal of fixed assets (Note 5)	–	–	–	834	834
Total	53,030	(1,039)	(29,730)	834	23,095

3b) Turnover, cost of sales, operating expenditure and operating surplus.

	2019				
	Turnover £'000	Cost of sales £'000	Operating expenditure £'000	Disposal of property, plant & equipment £'000	Operating surplus £'000
Social housing lettings (Note 3c)	43,275	–	(24,278)	–	18,997
Other social housing activities:					
Housing management contracts	8,061	–	(5,596)	–	2,465
First tranche low cost home ownership sales	1,314	(1,069)	–	–	245
Other activities	54	–	–	–	54
Non-social housing activities:					
Disposal of fixed assets (Note 5)	–	–	–	697	697
Total	52,704	(1,069)	(29,874)	697	22,458

3c) Turnover and operating expenditure.

	General housing £'000	Supported housing and housing for older people £'000	Low cost home ownership £'000	Total 2020 £'000	Total 2019 £'000
Income					
Rent receivable net of identifiable service charges and net of voids	29,862	6,464	887	37,213	36,378
Service charge income	710	3,347	94	4,151	3,848
Charges for support services	–	557	–	557	683
Amortised government grants	1,826	450	118	2,394	2,366
Turnover from social housing lettings	32,398	10,818	1,099	44,315	43,275
Operating expenditure					
Management	1,992	1,028	135	3,155	3,508
Service charge costs	919	3,854	92	4,865	4,752
Routine maintenance	4,429	1,369	25	5,823	5,247
Planned maintenance	1,717	1,188	29	2,934	3,180
Major repairs expenditure	525	16	–	541	605
Bad debts	369	85	–	454	345
Property lease charges	55	–	–	55	104
Depreciation of housing properties	5,521	1,006	134	6,661	6,339
Other costs	234	–	–	234	198
Operating expenditure lettings					
Operating surplus on social housing lettings	16,637	2,272	684	19,593	18,997
Void losses	205	94	133	432	272

4. Accommodation Owned, Managed and in Development

	2020 Owned	No. of units Managed	2019 Owned	No. of units Managed
Social Housing				
General needs housing				
Social rent	4,207	1,345	4,284	1,356
Affordable rent	2,241	–	1,979	–
Sheltered housing for older people	1,064	71	1,063	71
Supported housing	418	–	414	–
Low-cost home ownership	464	97	361	93
Leasehold where the Group owns the freehold	54	–	52	–
Total units social housing	8,448	1,513	8,153	1,520

The Association owns 469 (2019: 434) properties which are managed by others.

In Development	2020 No. of units	2019 No. of units
Social Housing		
General needs housing		
Affordable rent	637	277
Supported housing	6	–
Low-cost home ownership	141	28
Total units social housing	784	305

Movement in the year (owned properties)	No.of units
Opening number of units at 1 April 2019	8,153
New units developed	343
Units sold	(62)
Other adjustments	14
Closing number of units at 31 March 2020	8,448

5. Profit on Disposal of Fixed Assets

	2020 £'000	2019 £'000
Proceeds of sales	2,294	2,097
Carrying value	(1,401)	(1,400)
Incidental costs	(59)	
Total loss	834	697

6. Interest Receivable

	2020 £'000	2019 £'000
Bank interest receivable	337	215
Total	337	215

7. Interest and Financing Costs

	2020 £'000	2019 £'000
Loans and bank overdrafts	11,812	9,373
Amortisation of loan fees	17	(127)
Notional interest on RCGF/DPF (Note 20, 21)	18	28
Interest on pension deficit (Note 29)	181	209
Interest capitalised on housing properties under construction	(499)	(386)
Total	11,529	9,097

Early redemption costs relate to costs in relation to early redemption of loans totalling £4.9m during the year (2019: £9.8m).

The weighted average interest on borrowings of 4% (2019: 4.5%) was used for calculating capitalised finance costs.

8. Operating Surplus

	2020 £'000	2019 £'000
The operating surplus is stated after charging:		
Auditor's remuneration (excluding VAT):		
Audit of subsidiaries	12	11
Fees payable to the company's auditor & its associates for other services to the Group		
Taxation advice	1	3
Land and buildings	55	104
Depreciation:		
Depreciation of housing properties	6,661	6,339
Depreciation of other fixed assets	753	676

9. Directors' Remuneration

The group chief executive, executive directors and non-executive directors are remunerated by Jigsaw Homes Group Limited. Their costs are recharged to all Group subsidiaries on an on-going basis.

10. Employee Information

	2020	2019
The average number of persons employed during the year expressed in full time equivalents (35 hours per week) was:		
Management and administration	1	–
Housing, support and care	81	92
Total	82	92

	2020	2019
	£'000	£'000
Staff costs		
Wages and salaries	2,246	2,197
Social security costs	168	159
Other pension costs	183	121
Total	2,597	2,477

During the year, there were no employees who received more than £60,000 per annum in remuneration.

11. Tangible Fixed Assets

	Social housing properties for letting completed £'000	Social housing properties for letting under construction £'000	Shared ownership properties completed £'000	Shared ownership properties under construction £'000	Total housing properties £'000
Housing properties					
Cost					
At start of the year	510,538	14,555	33,053	838	558,984
Additions to properties acquired	–	45,056	–	20,437	65,493
Capitalised administration costs	–	785	–	272	1,057
Interest capitalised	–	416	–	83	499
Transfers to/from stock	–	–	(6,030)	(886)	(6,916)
Reclassification cost	(567)	–	567	–	–
Component replacements	1,609	(1)	–	–	1,608
Components replaced cost	(662)	–	–	–	(662)
Schemes completed	29,864	(29,864)	18,704	(18,704)	–
Disposals cost	(2,270)	–	(2,206)	–	(4,476)
At end of the year cost	538,512	30,947	44,088	2,040	615,587
Depreciation and impairment					
At start of the year	60,542	–	1,805	–	62,347
Charge for the year	6,404	–	257	–	6,661
Components replaced	(662)	–	–	–	(662)
Reclassification	(52)	–	52	–	–
Disposals	(729)	–	(120)	–	(849)
At end of the year	65,503	–	1,994	–	67,497
Net book value:					
At 31 March 2020	473,009	30,947	42,094	2,040	548,090
At 31 March 2019	449,996	14,555	31,248	838	496,637

All properties are held on either a freehold or long leasehold basis. There are 1716 properties held on a long leasehold basis with an associated cost of £41.2m. 97% of the remaining lease periods are greater than 70 years.

The weighted average interest on borrowings of 4% (2019: 4.5%) was used for calculating capitalised finance costs.

The Association considers its housing schemes to represent separate cash generating units (CGUs) when assessing for impairment in accordance with the requirements of FRS102 and SORP 2018. During the current year, the Association has carried out a review of impairment. This review involved an assessment of existing social housing properties to determine if there has been any indicator of impairment in the current financial year. This review is done at a scheme level, which is deemed to be an appropriate level of a cash generating unit of housing property assets. Where any potential indicator as defined in FRS 102.27 *Impairment of Assets* is identified, a review of the affected scheme is undertaken to determine if an impairment is

required. Examples of key indicators for impairment include:

- Change in government policy, regulation or legislation which has a material detrimental impact.
- A change in demand for a property that is considered irreversible.
- Material reduction in the market value of properties intended to be sold.
- Obsolescence of a property or part of a property.

An assessment was carried out to identify impairment indicators linked to the fixed assets at year end. Perhaps of most note is the fact that COVID-19 has not to date had a detrimental impact on the market value of housing properties and demand remains healthy. There were no indicators identified that required a full impairment review to be carried out using the depreciated replacement cost methodology.

	2020 £'000	2019 £'000
Works to existing properties in the year:		
Improvement works capitalised	1,608	2,366
Amounts charged to expenditure	9,299	9,032
Total	10,907	11,398

Other fixed assets	Land and buildings	plant & machinery	Furniture and equipment	Other assets	Total other fixed assets
	£'000	£'000	£'000	£'000	£'000
Cost					
At start of the year	7,435	357	5,819	–	13,611
Additions to properties acquired	–	69	605	–	674
Disposals	–	(32)	(57)	–	(89)
At end of the year	7,435	394	6,367	–	14,196
Depreciation and impairment					
At start of the year	2,494	173	3,402	–	6,069
Charge for the year	248	66	439	–	753
Disposals	–	(19)	(51)	–	(70)
At end of the year	2,742	220	3,790	–	6,752
Net book value:					
At 31 March 2020	4,693	174	2,577	–	7,444
At 31 March 2019	4,941	184	2,417	–	7,542

12. Investment Properties

	2020	2019
	£'000	£'000
At start of year	361	192
Gain/(loss) from adjustment in value	–	169
At end of year	361	361

Fair value of the investment properties is based on a valuation on 31 March 2019 by independent valuer Bruton Knowles. The valuer holds a Royal Institution of Chartered Surveyors qualification and has recent experience in the location and class of investment property being valued. The valuation was made on an existing use value basis in accordance with the RICS Valuation - Professional Standards January 2014, Global & UK Edition (as amended April 2015). A formal valuation is carried out every three years.

13. Stock

	2020	2019
	£'000	£'000
First tranche shared ownership properties		
Completed	6,082	511
Work in progress	1,430	84
Materials stock	83	–
Total	7,595	595

14. Trade and Other Debtors

	2020	2019
	£'000	£'000
Rent arrears	1,794	1,778
Less: provision for bad debts	(789)	(843)
Sub-total	1,005	935
Prepayments and accrued income	2,119	964
Amounts owed by group undertakings	87	202
Intra – Group loans	4,650	2,400
Social housing grant receivable	1,833	6,811
Other debtors	2,075	2,437
Total	11,769	13,749

A number of tenants in arrears are in formal repayment agreements with the Association. An assessment of the net present value of those repayment agreements was carried out. The potential adjustment identified was insignificant and was less than the provision for bad debts against those tenancies. On this basis, no adjustment has been made in the financial statements in relation to the net present value of the repayment agreements.

15. Investments

Investments relate to money held on deposit at various financial institutions and shares held in subsidiary companies (see note 1 for details of subsidiaries).

16. Cash and Cash Equivalents

	2020	2019
	£'000	£'000
Cash at bank	20,163	25,748
Total	20,163	25,748

17. Creditors: Amounts Falling Due Within One Year

	2020	2019
	£'000	£'000
Loans and overdrafts (Note 18b)	16,347	3,436
Trade creditors	225	119
Social housing grant received in advance	–	1,337
Amounts owed to group undertakings	3,834	1,016
Funds held on behalf of homeowners	284	238
Rents and service charges paid in advance	1,101	1,015
Other taxation and social security payable	363	361
Accruals and deferred income	4,631	3,826
Deferred capital grant (Note 19)	2,424	2,369
Recycled capital grant fund (Note 20)	455	1,078
Disposal proceeds fund (Note 21)	–	–
Other creditors	1,093	985
SHPS pension agreement plan (Note 29)	–	–
Total	30,757	15,780

18. Creditors: Amounts Falling Due After More Than One Year

	2020	2019
	£'000	£'000
Social housing loans (Note 18b)	224,536	210,439
Deferred capital grant (Note 19)	223,140	212,455
Recycled capital grant fund (Note 20)	1,174	2,016
Disposal proceeds fund (Note 21)	–	–
Local authority loan	105	105
Total	448,955	425,015

18b) Debt Analysis.

	2020	2019
	£'000	£'000
Social housing loans		
Loans repayable by instalments:		
Within one year	3,108	3,197
In one year or more but less than two years	3,190	16,285
In two years or more but less than five years	9,934	28,945
In five years or more	110,470	102,564
Loans not repayable by instalments:		
Within one year	13,000	–
In one year or more but less than two years	–	–
In two years or more but less than five years	40,500	2,000
In five years or more	58,400	58,400
Less: loan issue costs	(3,332)	(3,367)
Loans premium:		
Amount due to be released within one year	240	240
Amount due to be released after more than one year	5,373	5,612
Total loans	240,883	213,876

Loans from external funders are secured by fixed charges on individual housing properties. Housing loans are repayable with interest chargeable at varying rates from 0.1% to 10.9% during the year.

The interest rate profile of the association at				Weighted	Weighted
	Total	Variable rate	Fixed rate	average rate	average term
31 March 2020 was	£'000	£'000	£'000	%	Years
Instalment loans	145,202	20,000	125,202	4	21
Non-instalment loans	93,400	44,000	49,400	3	11
Total loans	238,602	64,000	174,602	4	17

At 31 March 2020 the Group had the following borrowing facilities:	£'000
Undrawn facilities	22,000
Total	22,000

19. Deferred Capital Grant

	2020	2019
	£'000	£'000
At start of the year	214,824	208,126
Grant received in the year	12,896	9,791
Disposals	(1,744)	(727)
Released to income in the year	(2,394)	(2,366)
Additions from DPF/RCGF (Note 20, 21)	1,982	–
At end of the year	225,564	214,824
Amount due to be released within one year	2,424	2,369
Amount due to be released after more than one year	223,140	212,456
Total	225,564	214,825

20. Recycled Capital Grant Fund

	2020	2019
	£'000	£'000
At the start of the year	3,095	3,228
Inputs: grants to recycle	313	631
Interest accrued	18	28
Transfer from other Registered Providers within the Group	185	190
Recycling: grants recycled	(1,982)	(982)
At the end of the year	1,629	3,095

21. Disposal Proceeds Fund

	2020	2019
	£'000	£'000
At the start of the year	–	172
Amounts utilised in the year	–	(172)
At the end of the year	–	–
Amount three years or older where repayment may be required	–	–

22. Non-Equity Share Capital

	2020	2019
	£	£
Allotted issued and fully paid		
At the start of the year	23	23
At the end of the year	23	23

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

23. Reserves

Revenue reserves records retained earnings and accumulated losses. Share capital represents the nominal values of shares that have been issued.

24. Capital Commitments

	2020	2019
	£'000	£'000
Capital expenditure contracted for but not provided for in the Financial Statements	74,373	34,156
Capital expenditure authorised by the Board but not yet been contracted for	84,473	48,198
Total	158,846	82,354
The Association expects these commitments to be financed with:		
Social housing grant	24,529	19,105
Proceeds from the sales of properties	22,123	4,057
Committed loan facilities and surpluses generated from operating activities	112,194	59,192
Total	158,846	82,354

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

25. Operating Leases

Operating lease payment obligations are as follows:

	2020	2019
	£'000	£'000
Land and buildings:		
Within one year	40	79
In one year or more but less than five years	41	253
In five years or more	–	242
Total	81	574

Lease agreements do not include contingent rent or restrictions. Other operating leases for motor vehicles include purchase options. Leases for land & buildings include renewal periods after five years throughout the lease.

26. Grant and Financial Assistance

	2020	2019
	£'000	£'000
The total accumulated government grant and financial assistance received or receivable at 31 March:		
Held as deferred capital grant (Note 19)	225,564	214,824
Recognised as income in Statement of Comprehensive Income	33,540	31,581
Total	259,104	246,405

27. Related Parties

	Income £'000	Expenditure £'000	Gift Aid £'000	Debtors/ (Creditors) £'000
Jigsaw Homes Group Ltd	–	(14,120)	–	(1,604)
Beech Housing Association	–	–	900	44
Chorley Community Housing	–	–	–	(11)
Palatine Contracts	–	(16,653)	155	(2,218)
Jigsaw Support	–	–	–	4
Gedling Homes	–	–	–	1
New Charter Homes	–	–	–	36
New Charter Building Company	–	–	–	2

The Jigsaw Group Structure is shown in Note 1.

Jigsaw Homes Group Limited provides core administration, finance, development, management and maintenance services for each of the Group's subsidiaries. All transactions are recharged from the Group under a management agreement at an agreed return on cost.

28. Financial Instruments

	2020 £'000	2019 £'000
Financial Assets		
Financial assets measured at historical cost		
· Trade receivables	1,005	935
· Other receivables	10,764	12,814
· Short term investments	3,178	2,630
· Cash and cash equivalents	20,163	25,748
Total Financial Assets	35,110	42,127
Financial Liabilities		
Financial Liabilities measured at amortised cost		
· Loans payable	240,884	213,875
Financial Liabilities measured at historical cost		
· Trade creditors	225	119
· Other creditors	238,605	226,801
Total Financial Liabilities	479,714	440,795

29. Pensions

Defined Benefit Pension Obligations

The Association participates in two pension schemes: the Social Housing Pension Scheme (SHPS), and the Greater Manchester Pension Fund (GMPF). Both schemes are multi-employer defined benefit schemes. The schemes are funded and are contracted out of the state scheme.

Social Housing Pension Scheme (SHPS)

The Association participates in the SHPS multi-employer pension defined benefit scheme.

The scheme is classified as a 'last-man standing arrangement'. Therefore the Association 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.

There is an actuarial valuation of the SHPS every three years. The main purpose of the valuation is to determine the financial position of the SHPS in order to determine the level of future contributions required so that the SHPS can meet its pension obligations as they fall due.

The last formal valuation of the SHPS pension scheme was performed at 30 September 2017 by a professionally qualified actuary using the Projected Unit Method. This valuation revealed a deficit of £1,522m. A Recovery Plan has been put in place with the aim of removing this deficit by 30 September 2026.

During the year to 31 March 2020 Association paid contributions at the rate of 19.2% (2019: 12.6%). Member contributions varied between 6.4% and 8.4%.

Greater Manchester Pension Fund (GMPF)

The Association participates in the Greater Manchester Pension Fund (GMPF). GMPF is a multi-employer defined benefit scheme under the regulations governing the Local Government Pension Scheme. This scheme is funded and is contracted out of the state scheme.

There is an actuarial valuation of the GMPF every 3 years. The main purpose of the valuation is to determine the financial position of the GMPF in order to determine the level of future contributions required so that the GMPF can meet its pension obligations as they fall due.

The last formal valuation of the GMPF was performed at 31 March 2019 by a professionally qualified actuary using the Projected Unit Method. This valuation revealed a surplus of £529m.

During the year to 31 March 2020, the Association paid contributions of 18.5% (2019: 19.1%). Member contributions varied between 5.5% and 12.5%.

	2020	2019
	£'000	£'000
Defined benefit pension liability:		
Social Housing Pension Scheme	3,319	6,677
Greater Manchester Pension fund	842	883
	4,161	7,560
Amounts recognised in operating costs:		
Social Housing Pension Scheme	414	421
Greater Manchester Pension fund	83	78
	497	499
Net amounts recognised in finance costs:		
Social Housing Pension Scheme	158	186
Greater Manchester Pension fund	22	24
	180	210
Actuarial gains/(losses) recognised in other comprehensive income:		
Social Housing Pension Scheme	2,730	471
Greater Manchester Pension fund	106	86
	2,836	557

Financial Assumptions and Particulars of Amounts Recognised in the Financial Statements

The major assumptions used by the actuary in assessing scheme liabilities as at 31 March 2020 together with the analysis of amounts recognised in the financial statements are as follows:

Statement of Financial Position Items

	SHPS	GMPF	Total
	£'000	£'000	£'000
2020 by scheme			
Present value of funded benefit obligations	29,759	3,011	32,770
Fair value of plan assets	26,440	2,169	28,609
Deficit/(surplus)	3,319	842	4,161
2019 by scheme			
Present value of funded benefit obligations	31,998	3,289	35,287
Fair value of plan assets	25,321	2,406	27,727
Deficit/(surplus)	6,677	883	7,560

Components of Pension Cost for the Period

	SHPS	GMPF	Total
	£'000	£'000	£'000
2020 by scheme			
Service cost	393	83	476
Net interest cost	158	22	180
Administrative expenses	21	–	21
Total pension cost recognised in Statement of Comprehensive Income	572	105	677
2019 by scheme			
Service cost	402	78	480
Net interest cost	186	24	210
Administrative expenses	19	–	19
Total pension cost recognised in Statement of Comprehensive Income	607	102	709

Statement of other Comprehensive Income

	SHPS	GMPF	Total
	£'000	£'000	£'000
2020 by scheme			
Experience on plan assets (excl amounts in net interest cost) – (gain)/loss	14	257	271
Experience gains and losses on the plan liabilities – (gain)/loss	(1,392)	(265)	(1,657)
Re-measurements – demographic assumptions	1,305	90	1,395
Re-measurements – financial assumptions	2,803	24	2,827
Total	2,730	106	2,836
2019 by scheme			
Experience on plan assets (excl amounts in net interest cost) – (gain)/loss	685	106	791
Experience gains and losses on the plan liabilities – (gain)/loss	2	–	2
Re-measurements – demographic assumptions	(972)	–	(972)
Re-measurements – financial assumptions	758	(19)	739
Total	473	87	560

Change in Benefit Obligations

	SHPS	GMPF	LCPF	Total
	£'000	£'000	£'000	£'000
2020 by scheme				
Benefit obligation at 1 April	31,998	3,262		35,260
Current service cost	393	83		476
Expenses	21			21
Interest on pension liabilities	798	82		880
Member contributions	4	13		17
Past service costs including curtailments	–	–		–
Experience on plan liabilities (gain)/loss	1,392	(257)		1,135
Re-measurements (liabilities)				
(Gain)/loss on demographic assumptions	(1,305)	(90)	(747)	(2,142)
(Gain)/loss on financial assumptions	(2,803)	(24)	77	(2,750)
Benefits/transfers paid	(739)	(85)		(824)
	29,759	2,984	(670)	32,073
2019 by scheme				
Benefit obligation at 1 April	31,887	3,111		34,998
Current service cost	402	78		480
Expenses	19	–		19
Interest on pension liabilities	–	85		85
Member contributions	813	13		826
Past service costs including curtailments	–	–		–
Experience on plan liabilities (gain)/loss	1			1
Re-measurements (liabilities)				
(Gain)/loss on demographic assumptions	972	–	–	972
(Gain)/loss on financial assumptions	(758)	19	(399)	(1,138)
Benefits/transfers paid	(1,336)	(71)		(1,407)
	32,000	3,235	(399)	34,836

Change in Plan Assets

	SHPS	GMPF	Total
	£'000	£'000	£'000
2020 by scheme			
Fair value of plan assets at 1 April	25,321	2,406	27,727
Interest on plan assets	640	60	700
Return on assets less interest	14	(265)	(251)
Employer contributions	1,200	13	1,213
Member contributions	4	40	44
Benefits/transfers paid	(739)	(85)	(824)
Fair value of plan assets at 31 March	26,440	2,169	28,609
2019 by scheme			
Fair value of plan assets at 1 April	24,418	2,259	26,677
Interest on plan assets	627	61	688
Return on assets less interest	685	106	791
Employer contributions	926	38	964
Member contributions	1	13	14
Benefits/transfers paid	(1,336)	(71)	(1,407)
Fair value of plan assets at 31 March	25,321	2,406	27,727

Asset Allocation

	2020	2019
	£'000	£'000
Equities	1496.61 to 3867	1558.71 to 4260
Other bonds	325.35 to 1508	338.85 to 1181
Property	151.83 to 582	180.72 to 570
Cash/liquidity	124 to 195.21	49 to 180.72
Absolute return	1379 to 1379	0 to 2191
Alternative risk premia	1849 to 1849	0 to 1460
Credit relative value	725 to 725	0 to 464
Distressed opportunities	509 to 509	0 to 460
Emerging markets debt	801 to 801	0 to 874
Fund of hedge funds	15 to 15	0 to 114
Infrastructure	1968 to 1968	0 to 1328
Insurance linked securities	812 to 812	0 to 726
Liability driven investment	8775 to 8775	0 to 9260
Long lease property	457 to 457	0 to 372
Private debt	533 to 533	0 to 340
Risk sharing	893 to 893	0 to 765
Secured income	1003 to 1003	0 to 907
Opportunistic illiquid Credit	640 to 640	0 to 0

Financial Assumptions

	2020	2019
	%	%
Rate of CPI inflation	1.58 to 2	2.28 to 2.3
Salary Increase rate	2 to 2	2 to 2.28
Discount rate	2.3 to 2.36	2.5 to 2.5
Mortality Assumptions		
	Males	Females
Current Pensioners	20.5 to 21.5	23.1 to 23.3
Future retiring in 20 years	22 to 22.9	24.5 to 25

Defined Contribution Pension Obligations

The Association participates in defined contribution schemes where the amount charged to the statement of comprehensive income represents the contributions payable to the scheme in respect of the accounting period.

30. Post-year Events

In May 2020, the Group restructured its treasury arrangements through the creation of a treasury vehicle, Jigsaw Treasury Limited, through which all its future treasury arrangements will be organised. This restructuring has enabled the Group to benefit from pooling of assets and resources to significantly increase its finance capacity to further increase the Group's financial strength and to underpin the Group's future growth aspirations.

31. Ultimate Controlling Party

The ultimate controlling party of the Association is Jigsaw Homes Group Limited, which is an entity registered under the Co-operative and Community Benefit Societies Act 2014 and a registered provider of social housing under the Housing Act. The consolidated financial statements of Jigsaw Homes Group Limited can be obtained via the Group's website at www.jigsawhomes.org.uk or from Cavendish 249, Cavendish Street, Ashton-under-Lyne, Tameside, OL6 7AT.



Connect awarded CCA Global Standard

The independent assessment involved both connect offices in Ashton-under-Lyne and Leigh.





Creating homes. Building lives.

Adactus Housing Association Limited

Cavendish 249
Cavendish Street
Ashton-under-Lyne
OL6 7AT

<https://www.jigsawhomes.org.uk>
0300 111 1133
info@jigsawhomes.org.uk

Regulated by the Regulator of Social Housing Registration No. LH0131

Registered under the Co-operative and Community Benefit Societies Act 2014, Registration No. 16668R