



Craigdale
HOUSING ASSOCIATION

FINANCIAL REGULATIONS POLICY

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CRAIGDALE HOUSING ASSOCIATION LTD (the Association)

Financial Regulations

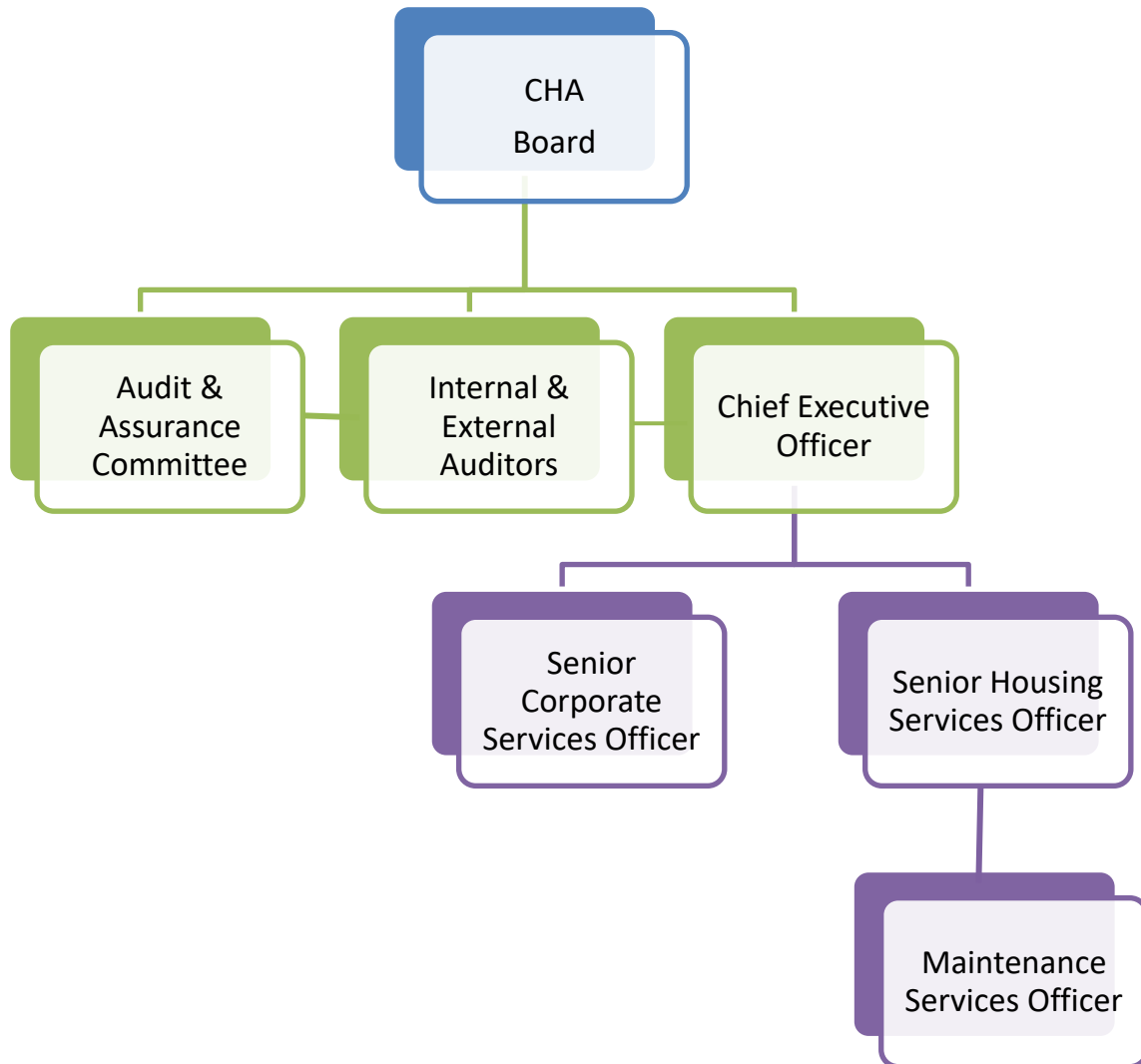
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1.0 INTRODUCTION

- 1.1 The Association must demonstrate effective governance and sound financial management and must at all times have a robust policy and procedural framework that complies with legislation, guidance and good practice.
- 1.2 The Association`s Financial Regulations are based on the following organisational structure: -



- 1.3 The Association is registered under the Co-operative and Community Benefit Societies Act 2014 and the Housing (Scotland) Act 2010 and operates under the SFHA Charitable Model Rules (Scotland) 2020 which are the constitution of the organisation.
- 1.4 The Standing Orders of the Association detail how the business of the organisation shall be run and include delegated responsibilities, powers and remits of each Board or Committee.

- 1.5 The Financial Regulations detail Board and Staff responsibilities together with details of generally accepted best practice. They form a part of the overall system of financial and management control and take account of the Scottish Housing Regulators (SHR) Standards of Governance and Financial Management.
- 1.6 Compliance with the Financial Regulations is compulsory for all Board and Staff. It is the responsibility of the Senior Management Team to ensure that all Board and Staff are aware of the existence and content of these regulations.
- 1.7 The Financial Procedures set out how these regulations shall be implemented.
- 1.8 Nothing in these Financial Regulations shall override instructions from or conditions imposed by the Scottish Government, the SHR, and the Accounting Standards Board of the Financial Reporting Council, the Financial Conduct Authority (FCA) and any other appropriate statutory organisation or any relevant current legislation. Nothing in the supporting Financial Procedures or other policies will override the principles embodied in the Regulations.
- 1.9 Training, periodic refreshers/updates for Board and Staff should be performed as and when required.
- 1.10 A mini audit of adherence to the Financial Regulations shall be undertaken by the Finance Agent at least once a year (quarter 2). Findings shall be reported to the Audit & Assurance Committee for information and for any appropriate action to be taken by the Board.
- 1.11 A review of the regulations shall take place at least every 3 years, or earlier if deemed appropriate by the Board or the Chief Executive Officer.

2.0 REGULATORY STANDARDS

2.1 Scottish Housing Regulatory Standards of Governance & Financial Management

Standard 2

The RSL is open about and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these priorities.

Standard 3

The RSL manages its resources to ensure its financial well-being, while maintaining rents at a level that tenants can afford to pay.

Standard 4

The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.

Standard 5

The RSL conducts its affairs with honesty and integrity.

3.0 PRINCIPLES, AIMS AND OBJECTIVES OF THIS POLICY

- 3.1 The Association has a clear commitment to continuous improvement, providing value for money and to the exploration of new ideas in all areas of its work. The objectives of this policy are to ensure that an effective system of internal control is in place, not only for financial matters; but for the organisation's policies and procedures for the business as a whole.
- 3.2 The need to have effective and efficient internal controls in place is to support the Association in achieving its strategic and operational objectives.

4.0 INTERNAL FINANCIAL CONTROL

- 4.1 Internal financial control can be defined as the controls established to:
- Provide reasonable assurance of the safeguarding of assets against unauthorised use or disposition.
 - Provide reasonable assurance of the maintenance of proper accounting records and the reliability of financial information used in and published by the Association.

Requirement for Internal Financial Control

- 4.2 In addition to our own need for a documented system of internal controls to achieve the aims set out above, it is a requirement of the Regulatory Advice Note: Internal Financial Controls and the Regulatory Standards (issued September 2014) for Registered Social Landlords that we include a statement in our published accounts which:
- Confirms that the Board acknowledges its responsibility for Internal Financial Control.
 - Includes a description of the key procedures for Internal Financial Control.
 - Confirms that the Board has, in the Financial Year, reviewed the effectiveness of the system of Internal Financial Control and reports whether any weaknesses in the system of Internal Financial Control have resulted in any material losses, contingencies or uncertainties which require disclosure in the audited accounts.
 - Explains that the system cannot provide absolute assurance against material loss or misstatement.
 - Provides reason for any non-compliance.
 - Covers the period between the balance sheet date and the date the accounts are signed.
- 4.3 The External Auditors are required to review this statement and to report any discrepancies between it and the results of the audit work.

Responsibility for Internal Financial Control

- 4.4 Responsibility for Internal Financial Control lies with our Board in accordance with the Regulatory Standards. The Board is responsible therefore for ensuring that the control system defined above is in place, is adhered to and is effective. All Board Members and Staff must adhere to the controls which apply to any situation involving the Association. Day to day management and implementation of controls is delegated to the Chief Executive Officer and the Finance Agent and other Staff (as outlined in detail within these Regulations).
- 4.5 These financial controls are described in further detail in the appropriate sections of these Regulations.

5.0 BOARD RESPONSIBILITIES

- 5.1 The Board has ultimate responsibility for all aspects of the Association's affairs at a strategic level. The Board govern and the staff manage. The Board should not become involved in detailed operational matters. They must be clear as to the different roles and responsibilities within the Association. It is responsible for the leadership, strategic direction and control of the Association and for ensuring it secures good outcomes for its tenants and service users.
- 5.2 Statute requires the Board to prepare financial statements for each financial year and it is the Board which is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association.
- 5.3 The Board is also responsible for safeguarding the assets of the organisation and for taking reasonable steps to prevent and detect fraud and other irregularities.
- 5.4 Board members have a duty towards the Association, its staff, tenants, other service users and the community in which it operates. They must therefore seek good quality information and advice at all times to ensure their decisions are based on the same. This advice may need to be sought from external professional advisors where necessary. The Board must also ensure they have the skills and knowledge they need to be effective in their role. They must at all times seek to identify risks to the Association and mitigate the same.

6.0 STAFF RESPONSIBILITIES

- 6.1 The Chief Executive Officer is responsible to the Board for the implementation of strategic, policy and procedural decisions taken by the Board and the day-to-day management of the Association. The Chief Executive Officer advises the Board and is also responsible for the promotion of the Association and for coordinating the activities of the Senior Management Team. The Chief Executive Officer is responsible for ensuring the Board receives all information and relevant guidance and training which it requires to meet its obligations.
- 6.2 The Senior Management Team are responsible for ensuring staff members within their section understand their respective roles and responsibilities and for monitoring their performance against the same. They must ensure they and their staff are open about, and accountable for, all they do. They are responsible for the security and control of

all assets, cash and materials relating to their section. They are also responsible for managing the financial budgets allocated to their area of responsibility.

- 6.3 The responsibilities and duties of all staff members shall be contained within a suitable job description which supports their contract of employment. The responsibilities and duties of any external service provider must be contained within the relevant Board Minute(s) of Agreement or Service Level Agreement.

7.0 ACCOUNTING

- 7.1 The format of the Association's financial records shall be determined by the Association's Finance Agent in consultation with the Chief Executive Officer and must take account of audit requirements, good practice and current guidance.
- 7.2 The allocation of accounting duties should where possible take account of segregation of duties, and all records should be regularly updated.
- 7.3 All accounting policies of the Association shall be contained within the annual financial statements and shall be reviewed annually as part of the approval of the financial statements. Accounting policies shall be presented to the Board for approval outwith this cycle when changes are made.

8.0 AUDIT REQUIREMENTS

External Audit

- 8.1 The external auditor will be appointed at each Annual General Meeting, following a recommendation by the Board and in line with the Association's Rules and current statutory requirements.
- 8.2 The external auditor will be appointed following a tendering process and in accordance with good practice the Association shall review its external auditors every 5 years unless the service level dictates otherwise.
- 8.3 The role of the external auditor must be clearly detailed in an Engagement Letter provided by the external auditor that shall be reviewed by the Board every three years in accordance with good practice.
- 8.4 Preparation of the financial statements shall be undertaken by the Association's Finance Agent. A year end timetable should be completed by the Finance Agent and be agreed with the external auditor prior to commencement of the year end statutory audit. The financial statements must be in the required format and contain the report of the external auditor. In addition, the financial statements must contain a report from the Board, to include comment on past and future developments, together with a separate board report on the systems of internal financial control.
- 8.5 Draft audited financial statements will be presented to the Board for approval at an appropriate meeting. Final audited accounts will be adopted at the Annual General Meeting to be held no later than 6 months after the end of the financial year.

- 8.6 Final audited and signed accounts will be submitted to the SHR, Lenders, OSCR and to the Financial Conduct Authority within the required timescales following the financial year end.
- 8.7 A copy of the auditor's Management Letter and the Boards' response to the Management Letter will also be submitted to the SHR within the required timescales.
- 8.8 The external audit function shall be overseen by the Board and in line with good practice the Board shall have a closed door session, with no staff present, with the external auditor at least once a year at which time the Board may ask any questions it feels appropriate.

Internal Audit

- 8.9 The internal auditor will be appointed to carry out a rolling programme of reviews of the effectiveness and application of internal controls and procedures, including an annual review of adherence to the Financial Regulations and Financial Procedures.
- 8.10 The internal auditor will be appointed following a tendering process and will be appointed for a maximum of three years (subject to an annual renewal of the appointment) by the Board.
- 8.11 A rolling programme for internal audit shall be set out and agreed by the Audit & Assurance Committee based on current risk assessments. The setting of the internal audit programme shall take account of concerns or recommendations from the Senior Management Team.
- 8.12 The Board will review all internal audit reports and progress reports and will monitor the implementation of all agreed actions within set timescales.
- 8.13 The internal auditor will have access to all locations, staff, records and physical assets necessary for the performance of their role. Staff will provide the internal auditor with any explanations necessary as part of their review. No limitations will be placed on the scope of their review. Any such attempt to impose limitations will be reported to the Board as soon as is practical.
- 8.14 The internal auditor may be asked to participate or advise in discussions relating to the formulation and installation of new systems, controls and procedures. Final responsibility for such matters lies with the Board.
- 8.15 The internal auditor may assist in the protection of the assets of the Association by carrying out regular reviews of operations in order to detect system weaknesses, inefficiencies, fraud, misappropriation and losses due to waste or maladministration. Final responsibility for such matters lies with the Board.
- 8.16 The internal auditor will also monitor compliance with the Association's Financial Regulations and Procedures as part of their internal audit reviews. Final responsibility for such matters lies with the Board.
- 8.17 The internal function shall be overseen by the Board and in line with good practice the Board shall have a closed door session, with no staff present, with the internal auditor at least once a year at which time the Board may ask any questions it feels appropriate.

9.0 FRAUD AND OTHER FINANCIAL IRREGULARITIES

- 9.1 The primary responsibility for the prevention and detection of fraud and errors rest with the Board. The external auditor may plan the external audit in order to have a reasonable expectation of detecting material misstatements in the financial statements, whether caused by fraud or errors.
- 9.2 To assist in discharging its responsibilities in this area the Board should receive reports from the internal auditor on all cases of actual or attempted fraud or bribery and consider whether internal controls require to be reviewed.
- 9.3 All matters in relation to fraud prevention, reporting, recording and associated matters are outlined in the Association's fraud policy.

10.0 BUSINESS PLANNING

- 10.1 The Association shall have in place a three-year Business Plan document which sets out the strategic direction of the Association. The Board is ultimately responsible for the governance and direction of the Association and it is recognised that the Business Plan should represent a joint understanding by staff and Board of what the Association wants to achieve, the choices available and the key risks faced by the Association. The Business Plan shall therefore be produced by the Board and the Senior Management Team in consultation with staff, tenants and other stakeholders as necessary and in line with the Business Planning Protocol.
- 10.2 The content of the Business Plan should recognise and reflect the current SHR's Business Planning Recommended Practice (Dec 2015) for RSLs. It should include:
- Vision and Mission
 - Informed Consent
 - Value for Money
 - Rent Affordability
 - Risk Management & Mitigation
 - Asset Management
 - Treasury Management
 - Stakeholder Management
 - Financial Planning
- 10.3 On an annual basis, the Chief Executive Officer will have delegated authority for the preparation of a detailed Strategic Objectives Delivery Plan for the Association on behalf of the Board, within the framework of the Business Plan.
- 10.4 The Chief Executive Officer shall produce an annual timetable to accompany the business planning process detailing the stages, processes and responsibilities in order to achieve the timetable.
- 10.5 The Strategic Objectives Delivery Plan will set departmental performance targets and KPIs, and shall feed into the annual budget setting process and the Association's risk management procedures.

- 10.6 On at least a quarterly basis, progress against operational targets shall be reported to the Board. These reports shall be supported by the management accounts, other section reports and the risk register to ensure all aspects of the Business Plan are linked together and operating effectively.
- 10.7 On at least an annual basis the achievement of strategic objectives will be considered and reported to the Board.
- 10.8 The Association shall take account of the SHR document on Recommended Practice-Business Planning produced in December 2015 in its business planning process. The SHR in August 2020 issued supplementary advice for landlords in response to Covid-19 asking RSL to focus on five keys areas:
- Rent affordability
 - Risk management and mitigation (including tenant & resident safety)
 - Asset management (including development)
 - Financial planning and
 - Treasury management

11.0 APPROACH TO FINANCIAL FORECASTING

- 11.1 The Finance Agent will assist with the preparation of long-term financial planning on behalf of the Association. The Senior Management Team and Board will be involved in the process with the forecasts requiring approval by the Board.
- 11.2 Long-term financial forecasts shall be prepared in accordance with agreed timescales and shall be forwarded to all lenders (in line with loan agreements requirements) as well as external and internal auditors for information and consideration. Formal feedback shall be sought from all parties regarding the assumptions employed and the financial outturns.
- 11.3 The Association will prepare and submit five-year financial projections to SHR in the prescribed format and within the relevant timescales, which will have been presented to and approved by the Board in advance, all in accordance with existing guidance from the SHR. A copy of this information shall be submitted to lenders and the external auditor.
- 11.4 The Association shall undertake a review of its long-term projections on an annual basis in order to ensure that the projected annual position remains on target with the 30-year statement of comprehensive income, statement of financial position and cash-flow projections. A full and detailed Business Plan review shall be undertaken annually. Appropriate sensitivity and scenario testing analysis must be applied to the long-term projections with details being incorporated into the Business Plan document.
- 11.5 The content of the 30-year financial forecasts shall include the following information as a minimum:
- Details of main assumptions employed and source;
 - Statement of Comprehensive Income for 30 years;
 - Statement of Financial Position projections for 30 years;

- Cash flow projections for 30 years;
 - Key performance indicators data and peer comparisons;
 - Covenant compliance schedules;
 - Appropriate sensitivity/scenario testing analysis;
 - Schedules for all income and cost information and assumptions; and
 - Supporting narrative to confirm an overview of the projected outturns, any areas for further consideration, any areas of concern and any actions required that flow from production of the final information.
- 11.6 While the overall responsibility for this information lies with the Finance Agent it is essential that an appropriate level of input from the Senior Management Team is accounted for within the long-term financial plans. In particular, the areas of rent levels, rent increases, maintenance costs, staffing levels and costs and future development activity require agreed input and Board approval.
- 11.7 Given the impact that inflation and interest rates may have on the expected financial position, the Finance Agent shall seek information from lenders regarding future expected rates for these areas. In addition, any real cost increase assumptions should take account of lender and valuer advice. All assumptions made in the forecasts should be reviewed and agreed with the Board as being appropriate. If in doubt, the Board can take external advice to seek assurance.
- 11.8 The Finance Agent shall produce an annual timetable to accompany the financial forecasting process and this shall take account of:
- Provision of, review and agreement on future maintenance plans;
 - Provision of, review and agreement on rental, staffing and development assumptions;
 - Production of draft projections;
 - Executive team discussion, review and agreement of draft projections;
 - Reporting to Board;
 - Provision of information to external parties; and
 - Feedback to Board from external parties.
- 11.9 The importance of financial forecasting in relation to the Association's overall business planning process is recognised and timetables applicable to both processes require to be carefully aligned.

12.0 ANNUAL BUDGET

Preparation, Review and Approval

12.1 An Annual Budget must be approved by the Board prior to the start of the financial year to which it relates. The setting of the annual budget forms part of the annual business planning cycle and will reflect the Association's current Business Plan, strategic objectives and longer term financial forecasts.

12.2 This Annual Budget will comprise of:

- A clear statement of main assumptions and sources of information underlying the budget;
- Projected Statement of Comprehensive Income
- Projected Statement of Financial Position
- Projected Cash Flow Statement;
- Detailed capital budgets for all projects;
- Monthly cash flow projections;
- Monthly income and expenditure details;
- Cost allocation information;
- Appropriate ratio analysis;
- Loan covenant compliance performance; and
- Any summary narrative commentary necessary for a clear understanding of the budget

12.3 The Annual Budget will be prepared by the Association's Finance Agent on a roll over basis each year, taking into account the prior year Annual Budget, year to date variances and any known changes linking to the Business Plan. The Finance Agent will put in place a timetable which will take account of:

- Provision of budget planning information from budget holders;
- Review of planned, cyclical and major repairs to be undertaken in line with the 30-year plan;
- Submission of draft Annual Budget to Senior Management Team and budget holders for review and approval;
- Submission of draft Annual Budget to Board for review and discussion including the impact of any options or sensitivities where there is a potential material financial effect over the 12-month period;
- Amendments as a result of Board review; and
- Final approval of the Annual Budget by the Board.

Budgetary Control

12.4 Once approved, the Annual Budget shall be regarded as the basis for authority to incur expenditure, subject to current Standing Orders, the Scheme of Delegation and any specific exemptions agreed with the Board. It should be recognised that changes in circumstances may result in changes to budgeted expenditure. Such changes (if material and significant) must be approved by the Board.

- 12.5 It is the responsibility of all budgets holders to control relevant budgets. Budgetary control will be assisted by production of quarterly management accounts and accompanying narrative reports comparing actual income and expenditure with budget estimates. The Finance Agent will report on actual income and expenditure against budget on a quarterly basis to both the Senior Management Team and the Board.
- 12.6 The Finance Agent will ensure that material variances are clearly explained within the narrative supporting the quarterly management accounts. Explanations of material variances will be sought from budget holders during the preparation of the quarterly management accounts where necessary. The Finance Agent shall, using their judgement, also highlight any other variances where this is considered appropriate.
- 12.7 The quarterly management accounts should include the effect of likely future events on the financial position together with details of the currently projected financial position of the Association at the year-end. Cash flow monitoring and covenant compliance will form a part of the quarterly management accounts. A copy of the approved Annual Budget and quarterly management accounts will be sent to the Association's lender(s) and external auditor.
- 12.8 In circumstances of emergency, expenditure may be incurred beyond authorisation levels by obtaining the prior approval of the most senior member of staff on duty and the Chairperson of the Association (or Office Bearer in the absence of the Chairperson), who will consult the Finance Agent, if possible, before agreeing to any request. Any such expenditure must be reported by the Chief Executive Officer to the next meeting of the Board for retrospective approval. The Association shall keep a register of all such emergency approvals (to be reviewed by the Board annually) so that any potential problems or emerging themes can be identified.
- 12.9 The Senior Management Team should ensure that when reports are issued to the Board, the financial implications of any course of action should be fully detailed. The Finance Agent should be consulted prior to any report that has material financial implications going to the Board.
- 12.10 The Finance Agent shall undertake a monthly review of the trial balance income and expenditure for the purposes of budget monitoring and shall maintain a budget variance file in order to advise of projected outturns at the year end.
- 12.11 The Chief Executive Officer has authority to reallocate budgets between cost headings subject to a maximum level of £20,000.

13.0 CASH CONTROLS

- 13.1 Bank accounts held by the Association, details of authorised signatories and cheque signing details are contained within the Association's detailed financial procedures.
- 13.2 Procedures for the receipt of funds are detailed in the financial procedures.

- 13.3. The Senior Corporate Services Officer has day-to-day responsibility for petty cash payments. In the absence of the Senior Corporate Services Officer, the Chief Executive Officer or Senior Housing Services Officer will assume responsibility for petty cash payments. Petty cash procedures are detailed in the Association's financial procedures.
- 13.4 All bank accounts and petty cash accounts must be reconciled to the relevant books of account by the Finance Agent on a monthly basis.
- 13.5 The Senior Corporate Services Officer shall make arrangements for the safe custody of all banking documents including cheques.
- 13.6 No verbal notifications of changes to supplier bank details will be accepted under any circumstances. In the event of any supplier bank account being notified by e-mail or letter the finance team shall contact the payee directly and request verbal confirmation of the change. Such changes must be highlighted on the next available BACS payment list and be independently verified by the individual outwith the finance team who is certifying the BACS list for payment.
- 13.7 All incoming post must be opened by one member of staff. Any cheques or cash received should be recorded on an incoming mail register and passed to the Senior Corporate Services Officer to review and verify.

14.0 DEBTORS CONTROLS

- 14.1 The Association acknowledges the requirement to maximise income collection in order to generate as much income as possible via interest receipts.
- 14.2 Where external funding for projects is made available to the Association all grant claims must be submitted timeously in order to ensure receipt of funds prior to payment (where allowed) or as soon as possible (in line with grant offer conditions) after payment has been made.
- 14.3 Rental income payments are the main source of revenue income for the Association and operational procedures shall be reviewed regularly in order to monitor their effectiveness. A monthly report on rent arrears shall be prepared by the Senior Housing Services Officer. It will be circulated to on a quarterly basis to the Operational Services Committee (who should review and instruct any further action as necessary) and be produced and discussed by the Board.
- 14.4 Factoring accounts shall be issued timeously in accordance with the Factoring Policy and a quarterly report to be determined by the Senior Corporate Services Officer shall be presented to the Operational Services Committee.
- 14.5 All other sums due and outstanding to the Association shall be summarised within the quarterly management accounts. Such sums shall include; insurance claims outstanding, chargeable repairs and improvement works for owners.
- 14.6 Procedures relating to rents, factoring and other income generating areas shall incorporate information on debtor control including the basis for monitoring and reporting sums due.

- 14.7 All amounts written off as irrecoverable must be formally reported on and approved by Board prior to the balances being written off.
- 14.8 Responsibility for Debtors control within the Association is as follows: -
- (i) Rent Arrears – Senior Housing Services Officer
 - (ii) Factoring Arrears – Senior Corporate Services Officer
 - (iii) Insurance Claims outstanding – Maintenance Services Officer
 - (iv) Rechargeable Repairs – Senior Housing Services Officer
 - (v) Improvements Works for Owners – Maintenance Services Officer
 - (vi) Wider Action Claims outstanding – Senior Housing Services Officer/CEO
 - (vii) All other sums due – Chief Executive Officer

15.0 ASSET CONTROLS

- 15.1 The originals of all title deeds and guarantees related to property shall be held in secure storage by the Association's solicitors or bankers. The Senior Corporate Services Officer will maintain a register of all title documents and will confirm to the Board on an annual basis that all title deeds are properly held.
- 15.2 The Association shall maintain a fixed asset register detailing all furniture, fittings and equipment and other items classed as capital assets, owned by the organisation. The register should detail acquisition date, disposal date, estimated useful life for depreciation purposes and cost. In addition, copies of invoices relating to each asset purchased shall be contained within the register, which may be held in electronic format.
- 15.3 The Association shall undertake six monthly reviews of the register to verify continued ownership and existence of these fixed assets. This task shall be undertaken by the Senior Corporate Services Officer.
- 15.4 Equipment Maintenance contracts and leasing contracts shall be entered into for such fixed assets as appropriate and a separate register shall be held by the Association. Details to be inserted on these registers include; service provider, start date, termination date, and asset being maintained/leased and cost. This register shall be updated on a quarterly basis by the Senior Corporate Services Officer and held in an electronic format.
- 15.5 Details of any asset/equipment disposals, including details of sums received (if applicable), shall be reported to and authorised by the Board.
- 15.6 The Senior Corporate Services Officer will ensure a register of all properties owned by the Association is maintained and kept up to date. The Finance Agent holds a separate housing properties register that complies with the requirements of component accounting. This register used by the Association is known as the component accounting spreadsheet.

This holds records of all housing assets by phase, split into relevant components. Component and property replacements and disposals, along with depreciation charges of housing property assets shall be updated on the component accounting spreadsheet in a timely manner. Copy invoices for all replacements will be kept in a file by the Senior Corporate Services Officer. This task is undertaken by the Finance

Agent on an annual basis. These updates and the resultant journal shall be processed by the Finance Agent.

16.0 PROCUREMENT, CONTRACTS AND TENDERING

- 16.1 All works, goods and services will be procured in accordance with the terms of the Association's Procurement Policy.
- 16.2 Where necessary, quotations or tenders for goods or services will be obtained, according to the financial limits as detailed in the Procurement Policy.
- 16.3 Orders for works, goods and services will be in accordance with current procedures, in particular the budget limits and the regulations on Incurring and Authorising Expenditure.
- 16.4 All contracts entered into by the Association within the scope of the Procurement Policy require the authorisation of the Board.
- 16.5 Where contracts for new-build or maintenance projects, or for annual services, provide for payment to be made by instalments, the finance team and relevant officer shall keep records detailing the position of accounts on each contract, together with any other payments and the related professional fees.
- 16.6 Payment to contractors, whether on account or the final account, shall be made in accordance with current procedures. The Finance Agents shall meet regularly with the appropriate officer to monitor expenditure on contracts.
- 16.7 The Board shall be provided with quarterly updates on the progress of all contracts within the scope of the Procurement Policy, including a summary of the position of accounts on each contract.
- 16.8 The Association shall take account of EU Procurement and Scottish Government thresholds as appropriate. When required and following approval by the Board a procurement consultant may be used to ensure the Association complies with all applicable Procurement legislation and requirements.

17.0 NEW PROJECTS

- 17.1 Prior to committing the Association to any new projects or activities a full Options Appraisal and Financial Assessment shall be carried out and reported to the Board for consideration and approval.
- 17.2 In the event that the new project or activity results in a net financial cost to the Association then the overall impact on the Association's long-term financial projections requires to be considered and reported on as part of the overall assessment report.
- 17.3 External specialist and legal advice shall be taken where appropriate.

18.0 BOOKS, REGISTERS AND COMPUTER DATA

18.1 As a minimum requirement the following books and registers must be maintained by the Association: -

Books and Registers	Staff Member Responsible
Cashbook	Finance Agent
Petty Cash Book	Senior Corporate Services Officer
Nominal Ledger	Finance Agent
Purchase Ledger	Finance Agent
Sales Ledger	Senior Corporate Services Officer
Rent Ledger	Senior Housing Services Officer
Fixed Asset Register – Housing	Finance Agent
Fixed Asset Register - Other	Finance Agent
Register of Disposals	Chief Executive Officer
Register of Frauds	Chief Executive Officer
Register of Payments and Benefits	Senior Corporate Services Officer
Register of Interests	Chief Executive Officer
Register of Members	Senior Corporate Services Officer
Register of Gifts and Hospitality	All Staff
Tender Register	Senior Management Team
Complaints Register	Chief Executive Officer
Register of Title Deeds	Finance Agent

- 18.2 Responsible staff member refers to individual having responsibility for maintenance of and administration relating to each register. This responsibility may be delegated to another staff member by the responsible staff member.
- 18.3 All such books and registers together with other relevant papers or information may, where appropriate, be kept in an electronic format and must be securely stored when not in use.
- 18.4 All information held on computer must be backed up on a daily basis and stored within the Association's fireproof safe when not in use. It is the responsibility of the Chief Executive Officer to ensure that this task is undertaken. The Association's IT providers shall continue to back up system information on a weekly basis off site.
- 18.5 Access to computer systems must be restricted by the appropriate use of passwords etc.
- 18.6 In conducting its operations the Association must comply with all aspects of the Data Protection Act 2018 which is the UK's implementation of the General Data Protection Regulation (GDPR). All such matters are the responsibility of the Chief Executive Officer
- 18.7 The Association's IT coordinator is the Senior Corporate Services Officer. The systems administrator is the Senior Corporate Services Officer and user rights are noted within the Association's IT policy.

19.0 SECURITY

- 19.1 All Staff are responsible for maintaining proper and adequate security at all times for buildings, furniture, equipment, and other assets, and any cash under their direct control. The Chief Executive Officer is responsible for overall security and any risks to the Association must be notified to the Chief Executive Officer immediately.
- 19.2 All information held on computer is backed up to the Cloud on a daily basis. It is the responsibility of the Chief Executive Officer to ensure this task is undertaken.
- 19.3 Access to computer systems must be restricted by the appropriate use of passwords which shall be prompted to change every 90 days for SDM software and every 90 days for other pcs etc. A formal password policy should be in place and enforced and be contained within the Association's IT policy.
- 19.4 The Chief Executive Officer will ensure that there are adequate systems in place covering the security and use of all data (personal and sensitive information) relating to applicants, tenants, members of staff, contractors and of the public held either in electronic or paper format, to comply with the Data Protection Act (as amended) and the General Data Protection Regulation.
- 19.5 All permanent staff members are office key holders. All personnel holding keys are responsible for their safe keeping. Access to the office outwith normal working hours is limited to the Chief Executive Officer, Senior Corporate Services Officer, Senior Housing Services Officer & Maintenance Services Officer who are contactable in the event of alarm activations. Access to the office outwith normal working hours for all other staff will only be permitted with the agreement of the Chief Executive Officer.
- 19.6 The Senior Corporate Services Officer has day to day responsibility for petty cash payments. The Finance Agent will reconcile the petty cash on a monthly basis (checked by the Senior Corporate Services Officer). In the absence of the Finance Officer, the Senior Housing Services Officer will assume responsibility for petty cash payments.
- 19.7 The petty cash tin will be held in the reception safe at all times unless in use. The keys to the petty cash tin are held in the reception safe.
- 19.8 Access to the Reception & Chief Executive Officers safe is restricted to the:
- Chief Executive Officer
 - Senior Housing Services Officer
 - Senior Corporate Services Officer
- 19.9 The Reception safe is accessed by a pin number and Chief Executive Officer's Safe is accessed by key.
- 19.10 Under no circumstances should other staff or Board members be given access to the safe, told the safe combination code, or retain possession of the petty cash tin keys. In all cases petty cash keys must be retained in the possession of the authorised staff member who, under no circumstances, should leave keys unattended.

19.11 The loss of office, property or petty cash keys must be notified to the Chief Executive Officer immediately and reported to the Board if appropriate.

20.0 INSURANCES

20.1 The Association's Finance Agent/Senior Corporate Services Officer shall arrange all insurance cover on behalf of the Association subject to the Senior Management Team confirming cover requirements (including Board member insurance). Due to EU Procurement rules the use of a specialist consultant may be required. The appointment of this consultant will be approved by the Board.

20.2 The Senior Management Team shall advise the Finance Agent/Senior Corporate Services Officer in writing of events likely to result in a change to the Association's insurance requirements.

20.3 The Finance Agent/Senior Corporate Services Officer, in consultation with the Senior Management Team, shall review all insurances during the year and report to the Board thereon.

20.4 The submission of all/property insurance claims is the responsibility of the Maintenance Services Officer.

20.5 The Employer's Liability Insurance Certificate will be displayed in the public reception area.

20.6 The Association shall ensure, prior to contracts commencing, that written agreement is received from external contractors that they shall insure and take responsibility for all works in progress. A copy of the insurance cover in place must be received by the Association in advance of such works commencing.

21.0 RISK MANAGEMENT

21.1 The Association's approach to managing risk is detailed within the Risk Management Policy.

21.2 All current activities, and proposals for new activities, will be subject to a risk assessment (undertaken by staff) as specified in the Risk Management Policy and Strategy.

21.3 Where potential risks are identified the activity will be included in the current Risk Matrix together with measures to eliminate or minimise the risk.

21.4 The Chief Executive Officer will provide the current Risk Matrix and a report to the Board quarterly, providing an update regarding progress to mitigate the key strategic risks to the Association, or more frequently should emerging risks arise which are not on the risk register.

22.0 VALUE FOR MONEY

- 22.1 The Association shall seek to obtain value for money in terms of any fixed asset investments, its contractual commitments and in its day-to-day operational activities. Returns on investments shall be managed in line with the Treasury Management Policy.
- 22.2 The selection of an appropriate method of procurement, the use of tendering procedures, the selection of appropriate financing options and a balancing of quality and cost or other appropriate cost benefit analysis shall be undertaken by the Association in its decision-making process.

23.0 TREASURY MANAGEMENT

- 23.1 The Association will comply with the Chartered Institute of Public Finance & Accountancy (CIPFA) Treasury Management in the Public Services: Code of Practice and cross Sectorial Guidance Notes (2017 Edition), (the Code).
- 23.2 The Association will create and maintain as the cornerstone for effective treasury management.
- A treasury management policy statement stating the policies objectives and approach to risk management of its treasury management activities
 - Suitable treasury management practices (TMP's), setting out the manner in which the Association will seek to achieve those policies and objectives and prescribing how it will manage and control those activities

The content of the policy statement and TMP's will follow the recommended contained in sections 6 & 7 of the code, subject only to amendment where necessary to reflect the particular circumstances of the Association. Such amendments will not result in the Association materially deviating from the Code's key principals.

- 23.3 The Associations Board will receive reports on its treasury management policies, practices and activities, in line with the Treasury Management Policy.
- 23.4 The Association delegates responsibility for the implementation and regular monitoring of its treasury management policies and practices to the Audit and Risk Committee and for the execution and administration of treasury management decisions to the Chief Executive in conjunction with the Finance Agents.

24.0 TRAVEL, SUBSISTENCE & OTHER ALLOWANCES

- 24.1 All claims for payment of car allowances, subsistence allowances, travelling and incidental expenses shall be authorised and paid in accordance with the Association's policies and procedures on Board Members' and Staff Expenses.

25.0 GIFTS, HOSPITALITY & INTERESTS

- 25.1 The giving and receiving of gifts and hospitality shall be in accordance with the Association's Entitlements, Payments and Benefits Policy.
- 25.2 All Board members and staff shall ensure that they declare any interest with regards to any aspect of the Association's activities as required by the Association's Rules and regulatory requirements. The Chief Executive Officer shall maintain a register of interests in accordance with the Association's Entitlements, Payments and Benefits Policy which shall be viewed by the Board on a quarterly basis.

26.0 DONATIONS

- 26.1 The Association's approach to donations is detailed within the Community Donations Policy.

27.0 BENCHMARKING AND PERFORMANCE ANALYSIS

- 27.1 The Association's Chief Executive Officer shall ensure that reports will be submitted to the Board on the following areas: -
- (a) Analysis of Business Plan targets achieved
 - (b) Comparison of results with the SHR published ratios and statistics
 - (c) Comparison of results with the Association's annual budget
 - (d) Comparison of actual and estimated loan covenant results
 - (e) Annual Return on the Charter (ARC); and
 - (f) Annual Assurance Statement

The Association's Board may consider issues arising from the above in greater detail.

- 27.2 The Senior Management Team is responsible for the provision of information attaching to their department in line with an agreed timetable confirmed by the Chief Executive Officer and included within the Internal Management Plan. The Senior Management Team, when providing relevant data or statistics summaries, shall email the detailed calculations or file attachments that represent the source of the summary data or statistics provided. The Chief Executive Officer or a delegated representative shall audit relevant information provided in order to ensure accuracy and consistency of reporting.

28.0 INCURRING AND AUTHORISING EXPENDITURE

- 28.1 Only those staff with the delegated authority to do so will incur an expenditure commitment or authorise a payment. No payments will be made unless the payment has been checked and signed off by those with the appropriate authority.
- 28.2 The Board approve budgets prior to the beginning of the financial year and staff have delegated authority to spend within these budgets subject to Standing Orders and the current Scheme of Delegated Authority.

28.3 Any non-emergency expenditure (including contract variations) up to £10,000 in total in excess of set budgetary limits may be approved by the Chief Executive who shall report such matters for retrospective approval to the next Board.

28.4 There are three levels of procedures involved in authorising expenditure.

- a) taking on the commitment to spend;
- b) certification that the expenditure is arithmetically correct; and
- c) approving the invoice after goods or services received.

Further information on (b) and (c) is contained in the detailed financial procedures.

28.5 Approval of Commitment to Spend

<u>Capital Expenditure (excluding properties, including IT, Copiers)</u>	
Under £30,000	Chief Executive Officer
Over £30,000	The Board

<u>Capital Expenditure (Properties)</u>	
Purchase of a property	The Board
Shared owners buy backs within budget	CEO
Consultants Fees / Works Costs within approved contract sums up to £750k	Chief Executive Officer SCSO/SHSO + Authorised Board Member (In Absence of CEO)
Component replacement costs within agreed contract sums	CEO or SCSO or SHSO

<u>Staff Appointments, Salaries & Staff Costs</u>	
Staff Structure	Board
Temporary Staff	Chief Executive Officer
Annual Salary Review	Board
Staff Expenses	Chief Executive Officer or SMT
Board Expenses	Chief Executive Officer/SMT
Chief Executive Officers Expenses	Chairperson or Authorised Board Member
Overtime	Chief Executive Officer
Overtime of Chief Executive Officer	Chairperson
Redundancies, settlements	Board

<u>Asset Management Costs</u>	
Repair & Maintenance up to £250	CSA
Repair & Maintenance up to £500	HSA
Repair & Maintenance up to £1,500	HSO
Repair & Maintenance up to £5,000	MSO
Repair & Maintenance up to £10,000	SCSO, SHSO
Repair & Maintenance up to £30,000	CEO
Repairs & Maintenance over £30,000	Board

<u>Business Support Costs</u>	
Up to £250	CSA
Up to £500	HSA
Up to £1,500	HSO
Up to £5,000	MSO
Up to £10,000	SCSO, SHSO
Up to £30,000	CEO
Over £30,000	Board

<u>Customer Services</u>	
Up to £250	CSA
Up to £500	HSA
Up to £1,500	HSO
Up to £5,000	MSO
Up to £10,000	SCSO, SHSO
Up to £30,000	CEO
Over £30,000	Board

The above noted individuals have the same authority levels for authorising invoices for payment.

Title	Abbreviation	Title	Abbreviation
Chief Executive Officer	CEO	Senior Corporate Services Officer	SCSO
Senior Housing Services Officer	SHSO	Housing Services Officer	HSO
Maintenance Services Officer	MSO	Housing Services Assistant	HSA
Corporate Services Assistant	CSA		

29.0 AMENDMENT OF FINANCIAL REGULATIONS

Authority to amend Financial Regulations

29.1 Only the Board has authority to make changes in the Association's Financial Regulations.

Reasons for Change

29.2 Amendments to Financial Regulations may be required for the following reasons:

- Changes in statute, regulatory guidance, rules, standing orders, or delegated authorities which contradict or otherwise require a change in the Financial Regulations;
- Recommendations from Internal or External Auditors; or
- Operational experience of the Association.

Source of Amendment

29.3 Amendments to the Financial Regulations may be proposed to Board by:

- A Board Member
- The Chief Executive Officer
- The Finance Agent

29.4 Board Members must receive a report clearly articulating the proposed change(s) and why the changes are being sought.

29.5 Amendments to the Financial Regulations are subject to the usual Board voting procedures as set out in the Standing Orders. Any amendments approved have immediate effect unless the Board resolves otherwise.

30.0 WHAT TO DO IF YOU WISH TO COMPLAIN ABOUT OUR APPROACH TO FINANCIAL REGULATIONS

30.1 If tenants and/or residents wish to complain about our approach to Board Inductions, they should refer to the Association's Complaints Policy.

31.0 EQUAL OPPORTUNITES

31.1 The Association is committed to ensuring equal opportunities and fair treatment for all people in its work.

31.2 In implementing this policy, our commitment to equal opportunities and fairness will apply irrespective of factors such as age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership, pregnancy and maternity, as well as including social origin and other personal attributes. The Equality Act 2010 specifies the protected characteristics.

Authorised Signatories

Bank Payments	
Prepared by	Finance
Checked by	SCSO
Authorised by	CEO or (In Absence of CEO, SCSO/SHSO + Authorised Board Member
Cheque Payments	
Prepared by	Finance
Authorised by	CEO, SCSO, SHSO + Authorised Board Member
Grant Offers- DRS	
Accepted by	CEO, (In Absence of CEO, SCSO/SHSO)
Grant Claims	CEO, SCSO, SHSO, MSO
Grant Offers-Other	
Accepted by	CEO, In Absence of CEO, SCSO/SHSO)
Grant Claims	CEO, SCSO, SHSO, MSO

A copy of all sample signatory forms issued to third parties must be retained by the Finance Team.

Contracts requiring signature must be signed in line with delegated authority granted by the Board at the appropriate meeting.

Budget Holders

<p>Chief Executive Officer</p>	<p>Employee Costs Consultancy Costs Advertising & Promotion Board Expenses Board Training Staff Recruitment Staff Training Subscriptions Donations General Legal fees Other Fixed Assets New Build Project Costs</p>
<p>Senior Housing Services Officer</p>	<p>Housing Bank Charges Housing Legal Fees Service Charges Rental Bad Debts Tenant Participation Void Council Tax Wider Action Reactive Maintenance Void Costs Major Repairs Cyclical Maintenance Component Replacement Costs Commercial Property Cost Stage 3</p>
<p>Maintenance Services Officer</p>	<p>Reactive Maintenance Void Costs Major Repairs Cyclical Maintenance Component Replacement Costs Commercial Property Cost Stage 3</p>
<p>Senior Corporate Services Officer</p>	<p>Audit Fee (Internal & External) Bank Charges General Expenses Board Expenses Heat, Light & Cleaning Insurance Office Repairs Office Equipment Maintenance Printing & Stationery Postage Rent & Rates Telephones Loan Payments Factoring Bad Debts Stage 3</p>