

Governance, Risk and Best Value Committee

10.00am, Tuesday, 23 August 2022

Edinburgh Living Annual Update 2020 and 2021 – referral from the Housing, Homelessness and Fair Work Committee

Executive/routine

Wards

All

Council Commitments

1. For Decision/Action

- 1.1 The Housing, Homelessness and Fair Work Committee has referred an annual update report on Edinburgh Living to the Governance, Risk and Best Value Committee for consideration.

Richard Carr

Interim Executive Director of Corporate Services

Contact: Sarah Stirling, Area Support Team Clerk
Legal and Assurance Division, Corporate Services Directorate
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Referral Report

Edinburgh Living Annual Update 2020 and 2021 – Annual Update

2. Terms of Referral

- 2.1 On 24 March 2022, the Housing, Homelessness and Fair Work Committee considered an annual update setting out the activities carried out by Edinburgh Living in 2020 and 2021, the financial position at the end of both years and key areas of work for 2022.
- 2.2 The Housing, Homelessness and Fair Work Committee agreed:
 - 2.2.1 To note the report.
 - 2.2.2 To note Edinburgh Living's positive impact on tackling housing need through the provision of new affordable homes across the city.
 - 2.2.3 To refer this report to the Governance, Risk and Best Value Committee in line with Edinburgh Living's governance arrangements.

3. Background Reading/ External References

- 3.1 [Webcast of the Housing, Homelessness and Fair Work Committee of 24 March 2022](#)

4. Appendices

- 4.1 Appendix 1 – report by the Executive Director of Place

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 24 March 2022

Edinburgh Living Annual Update 2020 and 2021

Executive/routine Wards Council Commitments	Routine All
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1. Recommendations

- 1.1 Housing, Homelessness and Fair Work Committee is asked to:
 - 1.1.1 Note the contents of the Edinburgh Living annual report for 2020 and 2021;
 - 1.1.2 Note Edinburgh Living's positive impact on tackling housing need through the provision of new affordable homes across the city; and
 - 1.1.3 Refer this report to the Governance, Risk and Best Value Committee in line with Edinburgh Living's governance arrangements

Paul Lawrence

Executive Director of Place

Contact: Elaine Scott, Head of Housing Strategy and Development

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Report

Edinburgh Living Annual Update 2020 and 2021

2. Executive Summary

- 2.1 In line with the agreed governance structure set out for the Council's housing delivery Limited Liability Partnerships (LLPs), known as Edinburgh Living, an annual update providing an overview of each financial year is required to be submitted to the Governance, Risk and Best Value Committee. This report should be noted by the Housing, Homelessness and Fair Work Committee and referred on to the Governance, Risk and Best Value Committee.
- 2.2 The reporting structure for Edinburgh Living has been altered to ensure reporting is earlier and better aligned to Council and Edinburgh Living governance. This report sets out the activities carried out by Edinburgh Living in 2020 and 2021, the financial position at the end of the years and key areas of work for 2022. The Annual Report for 2022 will be presented to Committee in March 2023.
- 2.3 Edinburgh Living was established in 2019 and owned 344 homes by the end of December 2021.

3. Background

- 3.1 In [February 2018](#), the City of Edinburgh Council agreed to establish two new LLPs which would own and manage homes for rent to households on low to moderate income; one offering mid-market rent (MMR) homes and the second offering market rent homes. The Business Case for the implementation of the LLPs was agreed by Scottish Government under the Edinburgh and South East Scotland City Deal (City Deal). The LLPs are known under the single banner of Edinburgh Living.
- 3.2 The Council owns 99.99% of the Edinburgh Living MMR LLP and 99% of the market rent LLP. Scottish Futures Trust (SFT) owns the remaining shares.
- 3.3 Edinburgh Living is managed on a day to day basis by a Senior Management Team (SMT) made up of five senior Council officers and one staff member from SFT. Oversight is provided by a Corporate Body which comprises four elected members, the Executive Director of Place and a Director from SFT.

- 3.4 Risk and financial management are integral to the SMT's work plan throughout the year and updates are reported to the Corporate Body through quarterly business updates and annual business plan update.
- 3.5 In order to provide the Council as a Member of the LLP with relevant information relating to the operation of the LLP, the annual reporting cycle includes the requirement for bi-annual updates to the Housing, Homelessness and Fair Work Committee and an annual update to the Governance, Risk and Best Value Committee. This report is specific to the activities of the LLPs during 2020 and 2021.
- 3.6 The first annual update was provided in [2019](#).

4. Main report

- 4.1 Over the course of 2020 and 2021, Edinburgh Living continued to purchase homes being constructed for mid-market rent on the Council's mixed tenure sites. The first purchase of 2020 took place at the Council's Dumbryden development, where 19 new homes were acquired in January 2020. A city map showing the location of homes and year of purchase has been provided at Appendix 1.
- 4.2 These were the final purchases ahead of the beginning of the global pandemic in March 2020 which impacted delivery timescales due to site closures, health and safety restrictions, global supply chain issues and labour shortages.
- 4.3 The Council's management and maintenance Service Provider, Lowther Homes (part of the Wheatley Group), ceased letting homes in March 2020 in line with practice across the industry at the start of the global pandemic. This step was taken to prioritise the safety of staff and the public.
- 4.4 In spite of these challenging conditions, the Council managed to deliver as many completed homes as possible and Edinburgh Living purchased a total of 112 homes in 2020 and 101 homes in 2021 and, once restrictions allowed, Lowther Homes was able to provide a safe approach to lettings. New homes were delivered and let across Dumbryden, Craigmillar, North Sighthill and Pennywell.
- 4.5 During 2021, Edinburgh Living launched www.edinburghliving.co.uk, providing an information base on the background of the company and charting progress of delivery across the city. Edinburgh Living also celebrated the milestone of its 250th tenant during the summer of 2021.
- 4.6 The Edinburgh Living Corporate Body and SMT continued to meet virtually at regular intervals across the two years.
- 4.7 Regulations around COVID-19 were monitored throughout the year and the SMT continue to review the management accounts on a monthly basis.
- 4.8 COVID-19 impacted on all areas of operation in 2020. A risk register was established early and focussed on the ability to deliver services to tenants,

maintaining health and safety and supporting tenants impacted financially or otherwise by the pandemic.

- 4.9 Lowther Homes and contractors continued to attend emergency repairs throughout the pandemic. This included working with customers to ensure safe access to carry out gas safety checks.
- 4.10 There were 12 homes un-let at the time lettings ceased. The Council's temporary accommodation service were able to make use of these homes to support the city-wide effort to provide safe, secure accommodation for homeless households, particularly where there was a need to isolate in accordance with regulations.
- 4.11 Once completed homes were again available for let, the Council's Private Rented Sector teams began making referrals to Lowther Homes on behalf of clients at risk of homelessness where mid-market rent was a suitable long-term housing option. This has paved the way for Edinburgh Living to continue to support homelessness prevention in the City. A total of 77 households at risk of homelessness successfully found homes with Edinburgh Living over 2020 and 2021.
- 4.12 Edinburgh Living remains committed to keeping rents as affordable as possible for tenants whilst ensuring there is sufficient income set aside for long-term maintenance responsibilities. Rental increases were capped at CPI (Consumer Price Index) over the two years, which equated to 1.21% rise in 2020 and 0.58% rise in 2021. All rents remain below Local Housing Allowance.
- 4.13 In October 2021, SMT were made aware of two significant administrative errors by Lowther Homes - firstly, in relation to the handling of tenants' deposits over 2020/21 and secondly, the provision of prescribed information to tenants on where and how their deposits were being held.
- 4.14 While tenants' funds were not at risk at any point, the funds had not been correctly transferred on behalf of Edinburgh Living from Lowther Homes to the chosen tenancy deposit scheme, Safe Deposits Scotland. Lowther Homes has since registered all outstanding deposits and has written to the tenants affected, acknowledging the mistake and offering appropriate compensation. All tenants who did not receive the prescribed information relating to where their deposits were being held have also been contacted.
- 4.15 An independent Assurance Review focussing on Lowther Homes performance against the Letting Agents Code of Practice took place in December 2021. This assurance was evidenced through a review of policies, procedures, staff training and extensive discussion with Lowther Homes Managing Director. Lowther's progress in addressing areas for improvement identified within the report will be monitored by Council officers and reported to the Corporate Body. A further assurance review will take place in 2022.
- 4.16 The first Edinburgh Living survey took place in July 2021. While there was an overall good response from tenants, with 49% of tenants (representing 77 households at the time of the survey) taking part, there needs to be cognisance of the relatively small sample when assessing results. Surveys were carried out on-line and by phone and have provided a very useful snapshot of tenant's satisfaction.

- 4.17 There was positive feedback across a number of aspects, particularly around quality of homes. For example, 88% of tenants were satisfied or very satisfied with the condition of their home when they moved in, 93% stated that their homes met their needs and only 3% felt that their homes did not offer value for money. 62% of tenants were satisfied with the level of customer service being received.
- 4.18 Edinburgh Living SMT has asked Lowther Homes to develop an action plan to tackle the areas of dissatisfaction highlighted through the survey. Tenants will be surveyed again in June 2022 to monitor progress.
- 4.19 The financial statements for 2020 (Appendix 2) were prepared in accordance with the relevant accounting standards, audited by Azets and approved by the Edinburgh Living Corporate Body in September 2021. Council representation on the Corporate Body is set out at Appendix 3.
- 4.20 The financial statements for 2021 are draft and subject to revision. However, as at the 31 December 2021, the indicative position shows that the profit (without the impact of the property valuations which are in progress) has improved compared to 2020 and is around £650,000. The reason for the improvement is that rental income has approximately doubled as the portfolio grows but not all costs have grown proportionately. The biggest cost is the interest payable on the loans. This has increased by two-thirds compared to 2020 due to the combination of lower interest rates on loans and comparatively lower acquisition costs. The Balance Sheet position is similar to 2020 in that it shows negative net current assets, with the main creditor remaining the Council because of the loan repayments. The working capital facility was used less in 2021 and is not expected to be needed in 2022.

5. Next Steps

- 5.1 Edinburgh Living is expected to purchase a further 170 homes over the course of 2022. These homes will include the final purchases at North Sighthill and Pennywell where Edinburgh Living has supported the regeneration of these large sites.
- 5.2 The SMT will continue to support the management of the LLP on a day to day basis including monitoring performance and oversight of the Lowther Homes contract. The management and maintenance provision is being reviewed by Council officers this year to ensure that it is fit for purpose for a growing and diverse portfolio of homes beyond 2023. The outcome of any procurement exercise will be brought to the Finance and Resources Committee for approval in 2022/23.

6. Financial impact

- 6.1 There is no financial impact arising from this report.

- 6.2 Purchase of homes is funded through Council borrowing, repaid from rental income and Scottish Government grant funding. Scottish Government consent is in place for the Council to on-lend to Edinburgh Living.

7. Stakeholder/Community Impact

- 7.1 The LLPs have a key role to play in delivering the Council's housing strategy and commitment to deliver 20,000 homes. The development of the LLPs will also have a positive impact on the local economy, through creating opportunities for local businesses as well as jobs in construction.
- 7.2 Edinburgh Living acquires new build homes that are developed through the Council's housebuilding programme to high standards in terms of energy efficiency and sustainability. A strong emphasis is placed on providing homes that are cheap to heat and affordable to manage for tenants.
- 7.3 Community benefits are secured through housing contracts and the management and maintenance contract can enhance the local environment. As part of the Lowther Homes contract, the delivery of community benefits was focused on training schemes, apprenticeships and a bursary programme. Lowther Homes is also committed to delivering benefits across fire safety, tackling fuel poverty and supporting local businesses and provided support and assistance to those most in need during the pandemic.

8. Background reading/external references

- 8.1 [E8.1 Edinburgh Living Annual Report 2019 – Referral from the Housing, Homelessness and Fair Work Committee, Governance, Risk and Best Value Committee, 16 February 2021.](#)
- 8.2 [City Deal – New Housing Delivery Partnership Implementation – Referral from the Housing and Economy Committee, City of Edinburgh Council, 01 February 2018.](#)

9. Appendices

- 9.1 Appendix 1 – Delivery Map.
- 9.2 Appendix 2 – Financial Statements 2020
- 9.3 Appendix 3 – Corporate Body Representation from the City of Edinburgh Council

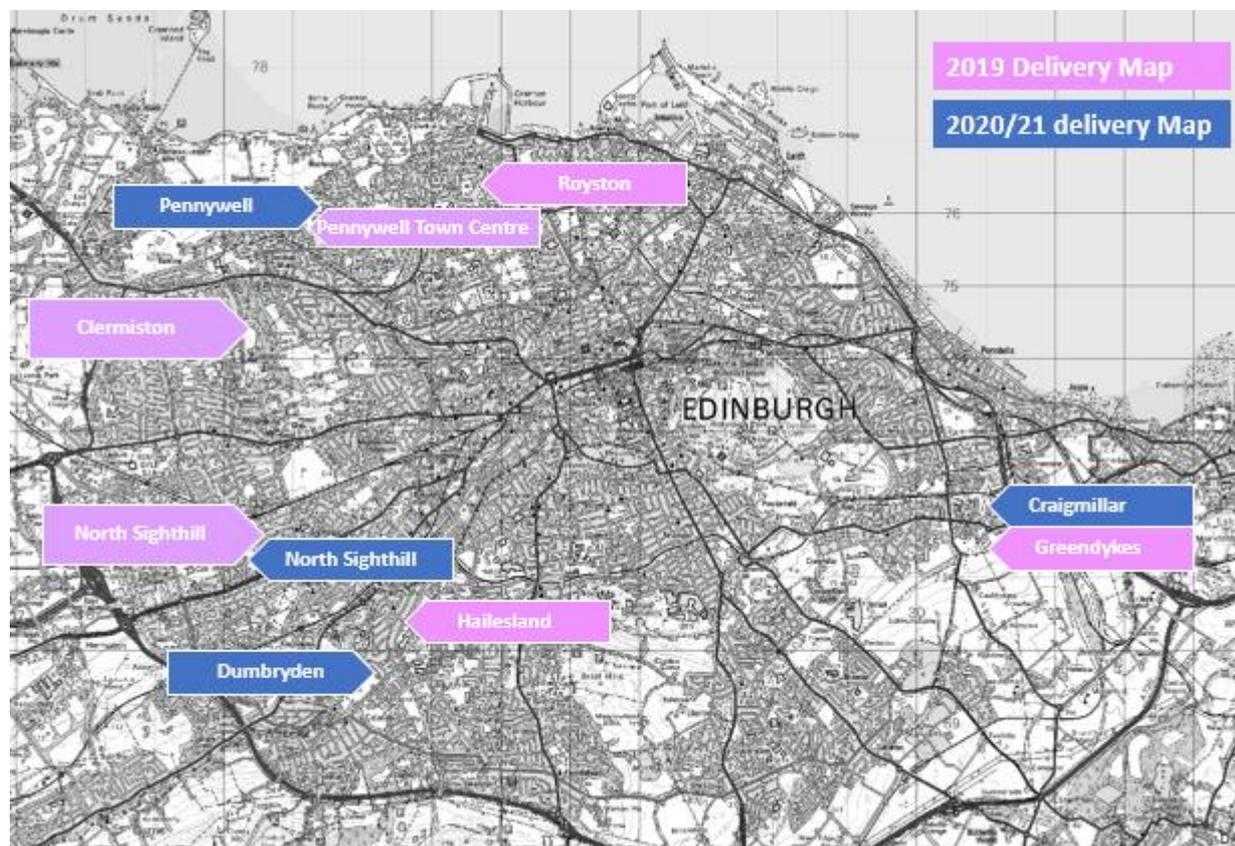
Appendix 1 – Delivery Map

Delivery of mid-market rent homes city-wide

Homes purchased by Edinburgh Living in 2019	
Clermiston	22
Hailesland	11
Pennywell Town Centre	12
North Sighthill	8
Greendykes	56
Royston	22
Total	131

Homes purchased by Edinburgh Living in 2020	
Dumbryden	19
Craigmillar	77
North Sighthill	16
Total	112

Homes purchased by Edinburgh Living in 2021	
Craigmillar	56
North Sighthill	37
Pennywell	8
Total	101



Edinburgh Living MMR LLP

Members' report and financial statements

Registered number SO306071

For the year ended 31 December 2020

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Members' report

The members present their members' report and financial statements for the year ended 31 December 2020.

Principal activities

The principal activity of the LLP during the year was investment in residential property for rental purposes.

Business review

Edinburgh Living is a housing delivery partnership created to address housing need in Edinburgh. The initiative is a partnership between the City of Edinburgh Council (The Council) and Scottish Futures Trust (SFT). The Limited Liability Partnership will deliver homes for mid-market rent to let households in housing need.

Edinburgh Living bought its first homes in January 2019 and owned 243 homes across eight sites in the city by the end of 2020.

Edinburgh Living is 99.999% owned by the Council and is financed under a Facility Agreement with the Council to borrow up to £248m along with a contribution of up to £16.1m from a Scottish Government grant.

Results

The results for the year are shown on the profit and loss account on page 6.

Members

The members who held office during the year were as follows:

Scottish Futures Trust Investments Limited
The City of Edinburgh Council

Policy with respect to members' drawings and subscription and repayments of amounts subscribed or otherwise contributed by members

Cash received by Edinburgh Living, excluding property disposal proceeds, will be allocated firstly to pay any operating costs, secondly in payment of any loan advances and associated accrued interest charges, thirdly to fund the Lifecycle Account as necessary to establish and maintain the Maintenance Fund and fourthly to establish and maintain the required Reserve Account balance. Any residual balances after making the above allocations will be held to apply in early repayment of loan advances. Such balances will not be distributed without the unanimous approval of members and where any payment under the Facility Agreement (between Edinburgh Living and the Council) has not been made in accordance with its terms.

Cash received from property disposals will be allocated firstly to reimburse any subsidy paid out under the Scottish Government Grant, secondly in payment of any accrued interest charges on loan advances, thirdly to repay the outstanding balance of the principal of the loan advances, fourthly to pay any operating costs including any disposal costs, to establish and maintain the Reserve Account balance, fifthly to pay for the acquisition of any replacement units, sixthly to fund the Lifecycle Account, seventhly to the Reserve Account as necessary and finally, following disposal of the final property, to repay the initial capital.

Disclosure of information to auditor

The members who held office at the date of approval of this members' report confirm that, so far as they are each aware, there is no relevant audit information of which the LLP's auditor is unaware; and each member has taken all the steps that they ought to have taken as a member to make themselves aware of any relevant audit information and to establish that the LLP's auditor is aware of that information.

Members' report *(continued)*

Auditor

*Edinburgh Living MMR LLP
Members' report and financial statements
For the year ended 31 December 2020
Registered number SO306071*

Azets Audit Services are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

The above report has been prepared in accordance with the special provisions relating to limited liability partnerships subject to the small limited liability partnerships' regime within Part 15 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008

Signed on behalf of the members

Christa Reekie *on behalf of Scottish Futures Trust
Investments Limited
Designated member*

Waverley Court
4 East Market Street
Edinburgh
EH8 8BG
21 September 2021

Edinburgh Living MMR LLP
Members' report and financial statements
For the year ended 31 December 2020
Registered number SO306071

Statement of members' responsibilities in respect of the Members' report and the financial statements

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

The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 require the members to prepare financial statements for each financial year. Under that law the members have elected to prepare the financial statements in accordance with applicable law and Section 1A of FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (UK Generally Accepted Accounting Practice applicable to Smaller Entities).

Under Regulation 8 of the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 the members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the LLP and of its profit or loss for that period. In preparing these financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- assess the LLP's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the LLP or to cease operations, or have no realistic alternative but to do so.

Under Regulation 6 of the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, the members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that its financial statements comply with those regulations. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the LLP and to prevent and detect fraud and other irregularities.

Independent auditor's report to the members of Edinburgh Living MMR LLP

Opinion

We have audited the financial statements of Edinburgh Living MMR LLP (the 'limited liability partnership') for the year ended 31 December 2020 which comprise the profit and loss account, the balance sheet, the statement of changes in equity, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the limited liability partnership's affairs as at 31 December 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the members' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The members are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 as applied to limited liability partnerships requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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 members

As explained more fully in the members' responsibilities statement, the members are 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 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 members are responsible for assessing the limited liability partnership'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 members either intend to liquidate the limited liability partnership 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 is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the limited liability partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. Our audit work has been undertaken so that we might state to the limited liability partnership'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 limited liability partnership and the limited liability partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Nick Bennett (Senior Statutory Auditor)
For and on behalf of Azets Audit Services

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Chartered Accountants
Statutory Auditor

Exchange Place 3
Semple Street
Edinburgh
United Kingdom
EH3 8BL

Profit and loss account
for the year ended 31 December 2020

Note

		2020	2019
		£	£
Turnover		1,025,440	224,830
Cost of sales		(208,817)	(76,423)
		<hr/>	<hr/>
Gross profit		816,623	148,407
Government grant release	8	89,805	23,065
Administrative expenses		(192,555)	(12,996)
Net gain from fair value adjustment on investment properties		2,502,272	8,235,245
		<hr/>	<hr/>
Operating profit		3,216,145	8,393,722
Interest payable and similar charges	4	(588,878)	(141,699)
		<hr/>	<hr/>
Profit before tax		2,627,268	8,252,022
		<hr/>	<hr/>
Profit for the financial year available for discretionary division among members	3	2,627,268	8,252,022
		<hr/> <hr/>	<hr/> <hr/>

The LLP's turnover and expenses all relate to continuing operations.

There are no items of other comprehensive income for the current or previous year and therefore no separate statement of other comprehensive income has been presented.

Balance sheet

at 31 December 2020

	Note	2020 £	2019 £
Fixed assets			
Investment properties	5	46,144,069	27,747,852
Current assets			
Debtors	6	217,255	51,807
Cash at bank and in hand		512,955	335,908
Current assets			387,715
		730,210	
Creditors: amounts falling due within one year	7		
Trade and other payables		(1,372,752)	(428,991)
Deferred income	8	(133,650)	(72,050)
Net current assets		(776,192)	(113,326)
Creditors: amounts falling due in more than one year	7 & 8	(5,099,480)	(2,786,885)
Net assets attributable to members		40,268,397	24,847,641
Represented by:			
Loans and other debts due to members			
Other amounts	10	29,389,105	16,595,617
Members' equity			
Members' capital	11	2	2
Revaluation reserve		10,737,517	8,235,245
Profit & loss reserve		141,773	16,777
		40,268,397	24,847,641

These financial statements have been prepared in accordance with the special provisions relating to Limited Liability Partnerships subject to the small Limited Liability Partnerships' regime within Part 15 of the Companies Act 2006, as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, and in accordance with Section 1A "Small Entities" of FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice applicable to Small Entities), and the Statement of Recommended Practice Accounting by Limited Liability Partnerships.

The notes on pages 10 to 14 form part of these financial statements.

These financial statements were approved by the members and authorised for issue on 21 September 2021 and are signed on their behalf by:

Christa Reekie on behalf of *Scottish Futures Trust Investments Limited*
Designated member

Statement of changes in Members' interests

for the year ended 31 December 2020

	Members' Capital (classified as equity)	Profit & Loss Reserve	Revaluation Reserve £	Loans & Other Debts Due to Members £	Total Members' interests £
Balance at 1 January 2019	2	-	-	-	2
New loans from Members during year	-	-	-	16,595,617	16,595,617
Profit for the financial year	-	16,777	-	-	16,777
Revaluations	-	-	8,235,245	-	8,235,245
Balance at 31 December 2019	2	16,777	8,235,245	16,595,617	24,847,641
New loans from Members during year	-	-	-	12,793,488	12,793,488
Profit for the financial year	-	124,996	-	-	124,996
Revaluations	-	-	2,502,272	-	2,502,272
Balance at 31 December 2020	2	141,773	10,737,517	29,389,105	40,268,397

The notes on pages 10 to 14 form part of these financial statements.

The revaluation element of Members' other interests is non-distributable.

Notes

(forming part of the financial statements)

1. General information

Edinburgh Living MMR LLP (the “Partnership”) is a Limited Liability Partnership, incorporated and domiciled in the Scotland. The address of the registered office is Waverley Court, East Market Street, Edinburgh, EH8 8BG.

2. Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material to the LLP’s financial statements.

Basis of preparation

These financial statements were prepared in accordance with Section 1A small entities of Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (“FRS 102”) as issued in August 2014 and amended in December 2018, and the LLP Statement of Recommended Practice (SORP) as issued in December 2018. The presentation currency of these financial statements is sterling.

Going concern

In relation to the LLP’s working capital requirements, the members have prepared cash flow forecasts which indicate that the LLP will continue to have sufficient resources available to it to enable it to continue in operational existence by meeting its day to day liabilities as they fall due for payment for a period of at least twelve months from the date of approval of these financial statements. The LLP finances its day to day working capital requirements through funds advanced to the LLP by its members, as detailed in note 10.

Covid-19 has had an effect on rental income and acquisitions and may continue to do so in 2021. The Board has considered the potential impact and has reviewed some scenario modelling showing the financial implications. The Board concluded that there were sufficient resources available to the LLP to withstand a reasonable level of negative impact on the rental income. The LLP has a working capital facility arrangement in place with the Council to help manage its day-to-day cashflow in the early years as it builds up reserves.

Based upon the reasons outlined above, and after making appropriate enquiries, the members have a reasonable expectation that the LLP has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the members continue to adopt the going concern basis in preparing the annual financial statements.

Cash flow statement

Under Section 1A Small entities of FRS 102, the company is not required to prepare a cash flow statement.

Turnover

The turnover shown in the profit and loss account represents rental income, exclusive of value added tax, and is recognised as it accrues.

Investment properties

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition:

- i. Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise; and
- ii. No depreciation is provided in respect of investment properties applying the fair value model.

Notes *(continued)*

2. Accounting policies *(continued)*

Investment properties *(continued)*

If a reliable measure is not available with undue cost or effort for an item of investment property, this item is thereafter accounted for as tangible fixed assets until a reliable measure of fair value becomes available.

Interest

Interest payable and similar charges comprises interest payable on loans from members. Interest payable is recognised in the profit and loss account as it accrues.

Taxation

As members are personally liable for taxation on their share of the profits of the LLP there is no corporation or deferred tax charges.

The LLP is not making taxable supplies therefore is not required to register for VAT.

Government grants

The accrual model is applied to government grants relating to assets. Grants are recognised when receivable and measured at fair value.

Grants receivable in respect of contributions to fixed assets are initially credited to deferred income and released to the profit and loss account over the useful life of the asset which is deemed to be 40 years.

Key sources of estimation uncertainty

Valuation of Investment Property

The company believes that the most significant judgement applied is the valuation of investment properties. As described above investment properties are held at fair value. The investment property portfolio has been valued by the members and any valuation movement will be reflected in the profit and loss account. This results in inherent volatility in the expected results.

Critical accounting judgements in applying the company's accounting policies

The company believes that the major judgement applied is the use of the going concern principle which supports the valuation of the assets included in the Balance sheet.

3. Profit for the financial year available for discretionary division among members

	2020	2019
	£	£
This is stated after charging:		
Auditor's remuneration:		
Audit of these financial statements	7,500	8,000
	<hr/> <hr/>	<hr/> <hr/>

Notes (continued)

4. Interest payable and similar charges

	2020 £	2019 £
On members' loans	588,878	141,699

5. Investment properties

	2020 £	2019 £
Opening balance at 1 January 2020	27,747,852	-
Acquisition cost	15,893,945	19,512,607
Change in fair value	2,502,272	8,235,245
Balance at 31 December 2020	46,144,069	27,747,852

The last valuation was carried out by a registered valuer and qualified Chartered Surveyor from the City of Edinburgh Council, in December 2020 and is based on market value.

The valuation report has been used to inform the measurement of assets in these financial statements. Although, due to COVID-19 impacts, the valuer has declared that the valuation be reviewed when the housing market resumes to normality and more information comes to light given the anticipated change in values. Despite this, the valuer has continued to exercise professional judgement in preparing the valuation and, therefore, this is the best information available to Edinburgh Living MMR LLP as at 31 December 2020 and thus can be relied upon.

6. Debtors

	2020 £	2019 £
Other debtors	213,636	49,713
Unpaid members' capital	2	2
Prepayments	3,617	2,092
	217,255	51,807

Notes (continued)

7. Creditors

	2020 £	2019 £
Amounts falling due within one year:		
Amounts due to The City of Edinburgh Council	592,536	89,138
Retentions	468,253	250,629
Accruals	269,479	84,916
Other creditors	42,484	4,308
Deferred income	133,650	72,050
	<u>1,506,402</u>	<u>501,041</u>
Amounts falling due in more than one year:		
Deferred income	5,099,479	2,786,885
	<u>5,099,479</u>	<u>2,786,885</u>

8. Deferred income

	2020 £	2019 £
Opening balance	2,858,935	-
Grant received during the year	2,464,000	2,882,000
Grant released to profit and loss account	(89,805)	(23,065)
	<u>5,233,130</u>	<u>2,858,935</u>

9. Related party transactions

Throughout the year the partnership was controlled by the members.

During the year the LLP entered into transactions with related parties as follows:

	2020 Transactions £	2020 Short-term creditor at year end £	2019 Transactions £	2019 Short-term creditor at year end £
Related party				
The City of Edinburgh Council Management fees	154,301	94,507	42,654	42,654
The City of Edinburgh Council Interest	588,878	166,343	141,699	89,138
The City of Edinburgh Council Principal	12,793,488	426,193	16,595,617	227,368
The City of Edinburgh Council Staff recharges	78,128	78,128	-	-
	<u>13,614,795</u>	<u>765,171</u>	<u>16,779,970</u>	<u>359,160</u>

Notes (continued)

10. Loans and other debts due to members

On liquidation of the LLP, loan advances and related accrued interest will be repaid second after any required repayment of Scottish Government Grant.

	2020 £	2019 £
Due to The City of Edinburgh Council	29,389,105	16,595,617
	<u>29,389,105</u>	<u>16,595,617</u>

11. Members' capital

	2020 £	2019 £
The City of Edinburgh Council	1	1
Scottish Futures Trust Investments Limited	1	1
	<u>2</u>	<u>2</u>

12. Ultimate controlling party

The City of Edinburgh Council (CEC), Waverley Court, 4 East Market St Edinburgh, EH8 8BG is the ultimate controlling party. CEC's accounts is the largest published group accounts of which the LLP is a member.

13. Subsequent events

Covid-19 may continue to impact upon rental income. The Senior Management Team (SMT) has considered the potential impact and has reviewed some scenario modelling showing the financial implications. The SMT concluded that there were measures in place to enable to LLP to mitigate a reasonable level of negative impact on the rental income, therefore it is not considered to change the assessment of the LLP as a going concern.

The LLP has acquired a further 72 properties during 2021.

Appendix 3 – Corporate Body Representation from the City of Edinburgh Council

The Edinburgh Living Corporate body consists of two Members of the Limited Liability Partnership (LLP) – City of Edinburgh Council and Scottish Futures Trust (SFT).

Five Council representatives attend meetings of the Corporate Body alongside a representative from SFT. Council representation was agreed by the City of Edinburgh Council as follows:

Membership	Current Representative
Convenor Housing, Homelessness and Fair Work	Councillor Kate Campbell
Vice-Convenor Housing, Homelessness and Fair Work	Councillor Mandy Watt
Convenor Finance and Resources	Councillor Rob Munn
Elected Member from out with the Administration	Councillor Phil Daggart
Executive Director of Place	Paul Lawrence