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Pineview Housing Association

For the year ended 31 March 2026

Audit Summary Report to those charged with Governance

Contents

Limitations of this report

This report refers only to material matters we have identified from our audit of the financial statements of Pineview Housing Association, for the year ended 31 March 2026, that we think merit being brought to your attention. The matters raised in this report are only those which came to our attention during the course of our audit and are not necessarily a comprehensive statement of all issues affecting the financial statements of Pineview Housing Association.

Any recommendations for improvements should be assessed by you for their full commercial impact before they are implemented. We draw your attention to the fact that management are responsible for identifying, evaluating and managing risk, including new risks and those which change.

This report has been prepared solely for your use as the Management Committee and should not be quoted in whole or in part without our prior written consent. No responsibility to any third party is accepted as the report has not been prepared, and is not intended, for any other purpose

Executive summary

Introduction

The purpose of this report is to highlight the key issues affecting the preparation of the financial statements for the year ended 31 March 2026. It is also used to report to management matters arising from our audit work and to meet the mandatory requirements of International Standard on Auditing (UK) 260 – Communication with those charged with governance.

Changes to our audit plan

In the conduct of our audit, we have not had to alter or change our audit plan, which we communicated to you in our Audit Planning Document dated February 2026. We note how we have addressed the risks identified at planning.

Status of the audit

Our audit is substantially complete although we are finalising our procedures in the following areas:

- Obtaining and reviewing the letter of representation.
- Updating our post balance sheet events review to the date of signing the financial statements.

Audit adjustments

The audit adjustments are discussed in the 'Audit Adjustments' section of this document.

Control matters

The management is responsible for the identification, assessment, management and monitoring of risk, and for developing, operating and monitoring the system of financial control.

Our audit is not designed to test all internal controls or identify all areas of control weakness. However, where, as part of our testing, we identify any control weaknesses, we will report these to the Management Committee.

There are no control issues noted in the current year that we would wish to bring to your attention.

Matters arising from the financial statements audit and any recommendations have been discussed with senior management and noted in the 'Issues Arising During the Audit' section.

Financial statements opinion

We propose to give an unqualified opinion on the financial statements of the Association.

Appreciation

We would like to take the opportunity to record our appreciation for the assistance provided by your team during our audit.

Accounting and audit risks and responses

Issues identified at planning stage

As noted in our Audit Planning Document submitted to the Management Committee, the following audit risk areas in respect of the financial statements being materially misstated were identified as significant matters and therefore were considered in detail during our audit fieldwork.

Business risks

Risk and audit response	Resolution
Risk: Future developments and strategic plans and their impact on funding requirements, future support services, housing and the overall going concern assumption. **Response:** We will examine strategic business plans and budget projections, evaluating the underlying assumptions to confirm their reasonableness and prudence.	We have reviewed budgets for the forthcoming year and note that a budgeted surplus is forecast for 2026/27. We further note that a surplus is anticipated for the following 5 years and that the assumptions used in forming the budgeted figures appear reasonable. With the level of the reserves held at year end, together with the forecast surpluses for future years, we are satisfied that the going concern assumption is appropriate and the Association can continue to operate within its existing facilities and meet obligations as they fall due.
Risk: Governance and compliance with laws and regulations. **Response:** The governance framework, risk register, minutes, internal audit reports and any reports from regulatory authorities will be reviewed.	We have reviewed the governance framework, including internal audit reports and any reports from regulatory authorities. Overall, we are satisfied that there is an appropriate governance structure in place, as well as an appropriate risk assessment structure implemented; which is well managed.

Audit risks

Risk and audit response	Resolution
Risk: Recoverability of rent and other tenant Arrears **Response:** Review doubtful debt provision for adequacy against the age profile of debts and the results of post year end testing on debt recoverability	Debtors received post year end were tested and tenant rent arrears were reviewed at the year end. We have also reviewed the doubtful debt provision and considered it to be consistent with the prior year and in line with the Associations policy. We are satisfied that no further provision is required in relation to bad debts
Risk: Existence, ownership and valuation of housing stock. **Response:** Obtain title deed certification, review results of stock valuation reports and consider if there are any indications of impairment	We have confirmed title deeds through third party evidence and are satisfied that the Association has appropriate title in place. We have also reviewed the carrying value of housing stock within the financial statements and are satisfied that there does not appear to be any evidence of impairment..
Risk: Completeness of borrowings and compliance with bank funding covenants. **Response:** Verify through third-party confirmation and assess reports monitoring compliance with covenants throughout the year.	The completeness of borrowing has been tested with no matters arising. We are satisfied from our review that bank covenants continue to be complied with during the year. We have also reviewed the forecast covenant compliance for future years and are satisfied that there is no evidence that these will be breached in the forthcoming years.
Risk: Completeness of income and revenue cycle controls. **Response:** Perform analytical review procedures and completeness testing on the rent accounting system. Agree key sources of non-rental income to third party agreements.	We have tested both revenue controls and the completeness of income, confirmed our understanding of the rental income procedures and are satisfied as to the implementation and effectiveness of these procedures. Substantive testing was also performed, and we did not note any issues. Therefore, we are satisfied that income is not materially misstated.

Risk:
Fraud/management override. We have a duty under ISAs to consider and assess the risk of fraud/management override impacting each of our clients.

Response:
We will ask management for their assessment of fraud/management override risk. We will also seek confirmation of any fraud that may have arisen during the year.

We reviewed and tested the Association's systems and are satisfied that there are sufficient controls and procedures in place to identify and mitigate the risk of material fraud. Our testing did not identify any instances of fraud or management override during the year.

We also utilised our data analytic software to review the journals posted throughout the year. No instances of fraud or management override were identified.

Issues arising during the audit

During the course of our audit work we noted the following issues that we wish to bring to your attention:

Issue	Resolution
Financial Reporting Standard 102 (FRS 102)	
The recent triennial update to FRS 102, which is effective from January 2026, will potentially have an impact on the following areas: • Revenue recognition – a new five step model for revenue recognition; and • Lease accounting – lessees may need to recognise leases on the balance sheet as a right-of use asset with a corresponding lease liability.	The new standards will require all entities that lease fixed assets from other parties to capitalise them on the balance sheet unless the lease term is less than 12 months or the asset is very low value (e.g. a photocopier). We do not expect the lease changes to affect Pineview Housing Association. There are also potential changes to the way in which income from the supply of services should be recognised. This involves a more complex “5-step” process that must be followed and documented. Accounting for social housing rental income is not impacted by the changes, however, service charge income is likely to fall within the scope of the revised FRS 102 and may require careful consideration of the specific arrangements in place. We would therefore recommend that all material income sources are reviewed well in advance of the financial year end to ensure that any additional information required for assessment and recalculation is identified early.

Issues arising during the prior year audit

There were no issues arising in the prior year to bring to your attention.

Forthcoming developments

We enclose a copy of our Technical Developments briefing document which we hope will be of interest to you. If you have any questions regarding any of the content please do not hesitate to contact us.

Internal Control

Weakness and governance issues arising during the audit

We have set out below areas of accounting and internal control weakness that we consider should be brought to the attention of the Trustees which arose as a result of our audit work.
This does not constitute a comprehensive statement of weaknesses that may exist in internal controls or of all improvements which may be made

Definition of priorities

High	Issues subjecting the organisation to material risk which should be addressed as a matter of priority.
Medium	Issues subjecting the organisation to actual or potential significant risk.
Low	Matter which, if addressed, will enhance efficiency and effectiveness.

Issues arising

We are pleased to note that our audit has not identified any control weaknesses or governance issues in the current year.

No control matters or governance issues were identified in the prior year.

Audit adjustments

Impact of audit adjustments made

There were some minor presentational and disclosure changes which arose during the course of our audit and, as agreed with you, these have been reflected in the financial statements.

Uncorrected misstatements

We are pleased to report that there are no uncorrected misstatements arising from the audit.

ISA 260 reporting requirements

International Standard on Auditing (‘ISA’) 260 “Communication of audit matters with those charged with governance” requires us to communicate relevant matters relating to the audit of the financial statements to those charged with governance.

We have set out opposite how each of the key areas has been addressed and where they have been reported:

ISA 260 Requirement	CT Response
Confirmation of the independence of both the Firm and the audit team	Confirmed.
Confirmation of audit approach and scope	Confirmed via planning document.
Consideration of significant accounting policies	Considered throughout the audit process and discussed with management as appropriate.
Consideration of any material risks and exposures	Considered throughout the audit process and further within this report.
Schedule of material audit adjustments (adjusted and unadjusted)	None noted.
Consideration of material uncertainties casting doubt on the entity’s ability to continue as a going concern	None noted.
Significant disagreements with management	None noted.
Expected modifications to the auditor’s report	None noted.
Material weakness in the accounting and internal control system	None noted.

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