Clydesdale Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2026

Registered Social Landlord No. HAL93

FCA Reference No. 2237R(S)

Scottish Charity No. SC034228

CLYDESDALE HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

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CLYDESDALE HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2026

MANAGEMENT COMMITTEE

Hazel Galbraith	Chairperson
Agne Zasinaite	Vice Chairperson
Jonathan Main	Secretary
John Lockhart	Treasurer
Ruth McElhinney	
Brian McInally	
Kenneth Greenshields	
Jacqueline McCutcheon	
Gillian Anderson	Resigned 10 December 2025
Lesley McDonald	
Ross Gowland	
Deborah Hay	
Gabrielle McElhinney	
Iona Taylor	
Claire McGraw	
Caroline Madden	Appointed 27 May 2026

EXECUTIVE OFFICERS

Joe Gorman	Chief Executive
Vicky Rogers	Deputy Chief Executive
Eileen Wilson	Finance Manager
Lisa Simpson	Housing Manager

REGISTERED OFFICE

39 North Vennel
Lanark
ML11 7PT

EXTERNAL AUDITORS

TC Group
180 St Vincent Street
Glasgow
G2 5SG

INTERNAL AUDITORS

Wylie & Bisset
168 Bath Street
Glasgow
G2 4TP

BANKERS

Royal Bank of Scotland
88 High Street
Lanark
ML11 7ET

SOLICITOR

T.C. Young
7 West George Street
Glasgow
G2 1BA

CLYDESDALE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2026

The Management Committee presents its report and the financial statements for the year ended 31 March 2026.

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2237R(S)), the Scottish Housing Regulator as a registered social landlord (No. HAL93) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC034228.

Principal Activities

The principal activities of the Association are the provision and management of affordable rented accommodation.

Review of Business and Future Developments

Operating Environment and Financial Sustainability

During 2025/26, Clydesdale Housing Association continued to operate within a challenging economic environment. Inflationary pressures remained evident across a range of expenditure areas, including repairs and maintenance, property insurance, utilities and digital services. At the same time, tenants continued to face pressures arising from increases in the cost of living.

Against this backdrop, the Association remained focused on maintaining its financial strength whilst continuing to deliver high-quality services to tenants and residents. Through prudent fiscal management, careful budget monitoring and effective long-term financial planning, the Association has maintained a robust financial position and remains well placed to respond to future economic uncertainties and sector challenges. The Management Committee continues to receive regular financial performance reports and business planning information to support informed decision-making and ensure the long-term sustainability of the organisation.

Rent Affordability and Tenant Engagement

Maintaining affordable rents remains a key strategic objective for the Association. Throughout 2025/26, consideration was given to balancing the need to invest in homes and services with the financial pressures facing tenants and households.

The Association engaged effectively with tenants through its annual rent consultation process and other participation activities. Tenant involvement remains central to the Association's approach to decision-making, ensuring that customer views help inform future priorities and investment decisions.

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2026

The use of digital engagement methods has allowed the Association to maintain strong levels of participation whilst increasing efficiency and accessibility.

The Association performs favourably when assessed against sector affordability measures and remains committed to providing good quality homes and services at rents that represent value for money.

Delivering the Business Plan

Clydesdale Housing Association also made substantial progress in delivering its Business Plan objectives throughout the year. Strategic priorities remained focused on:

- Community engagement.
- Quality and sustainability of homes.
- Wellbeing of customers and our people. And,
- Innovation through technology and improved digital services.

Investment in maintaining and improving existing homes, enhancing customer services and modernising systems and processes continued momentum from the previous year. These activities support the Association's commitment to providing high-quality housing services whilst ensuring resources are utilised effectively and efficiently.

Governance, Assurance and Risk Management

Strong governance remains fundamental to the Association's success. During 2025/26, the Management Committee monitored performance, risk and compliance through a structured programme of reporting and review.

Internal audit work undertaken during the year concluded that the Association maintained effective risk management, control and governance arrangements. The auditors also confirmed that the Association had proper arrangements in place to promote and secure financial planning and control. All areas included within the approved Internal Audit Plan were completed during the year and the majority of reviews received strong assurance ratings.

The Association also monitored compliance with the Regulatory Standards of Governance and Financial Management, the Scottish Housing Regulator's requirements and other statutory obligations. Ongoing review and assurance processes support the Management Committee's Annual Assurance Statement and provide confidence that the organisation remains compliant with all relevant legal and regulatory requirements. The Management Committee obtained independent assurance that confirmed Clydesdale Housing Association has effective systems for ensuring compliance with these obligations.

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2026

Tenant and Resident Safety

Ensuring the safety of tenants and residents remains a primary responsibility of the Association. Throughout 2025/26, the Association maintained arrangements for managing its statutory obligations relating to gas safety, electrical safety, fire safety, asbestos management, legionella, damp and mould, and other building safety requirements.

Regular monitoring and reporting arrangements were in place throughout the year to provide assurance that safety obligations were being met and that appropriate controls remained effective. The Association remains committed to maintaining high standards of compliance and protecting the wellbeing of tenants and residents.

Value for Money

The Association has always prioritised achieving value for money in all aspects of its operations. This involves balancing quality, cost and customer outcomes whilst ensuring that resources are used efficiently and effectively.

The Management Committee continues to monitor performance against budgets, business objectives and sector benchmarks to ensure that expenditure delivers positive outcomes for tenants and contributes to the long-term sustainability of the organisation.

Future Developments

Although economic and sector challenges remain, the Association is confident that it is well positioned to meet future opportunities and risks. Priorities for the coming year include:

- Continuing to maintain affordable rents whilst protecting financial sustainability.
- Investing in the quality, safety and energy efficiency of homes.
- Delivering the objectives contained within the Business Plan.
- Enhancing customer engagement and digital service delivery.
- Maintaining strong governance and regulatory compliance. And,
- Ensuring the ongoing wellbeing of customers and our people.

The Management Committee will continue to monitor changes in the operating environment and take appropriate action to protect the Association's financial resilience, service quality and long-term viability.

Overall, the Association enters 2026/27 in a strong position, with sound governance, effective fiscal management and a clear commitment to providing high-quality affordable housing and services for its tenants and communities.

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2026

Management Committee and Executive Officers
The members of the Management Committee and the Executive officers are listed on page 1.

Each member of the Management Committee holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of directors, they act as executives within the authority delegated by the Management Committee.

The members of the Management Committee are also Trustees of the charity. Members of the Management Committee are appointed by the members at the Association's Annual General Meeting.

Statement of Management Committee's Responsibilities
The Co-operative and Community Benefit Societies Act 2014 requires the Management Committee to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those financial statements the Management Committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on internal financial control.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

Going Concern
Based on its budgetary and forecasting processes the Management Committee has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future; therefore, it continues to adopt the going concern basis of accounting in preparing the annual financial statements.

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2026

Statement on Internal Financial Control
The Management Committee acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate for the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association, or for publication;
- the maintenance of proper accounting records; and
- the safeguarding of assets against unauthorised use or disposition.

It is the Management Committee's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements of the Association's systems include ensuring that:

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Management Committee to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee receives reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2026. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

Donations
During the year the Association made charitable donations of £Nil (2025 - £Nil).

Disclosure of Information to the Auditor
The members of the Management Committee at the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. They confirm that they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditor
A resolution to reappoint the Auditors, TC Group, will be proposed at the Annual General Meeting.

CLYDESDALE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2026

By order of the Management Committee



Jonathan Main
Secretary

28/8/2026

CLYDESDALE HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the financial statements, we have reviewed your statement on page 6 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion
We carried out our review having regard to the requirements to corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion
In our opinion the Statement of Internal Financial Control on page 6 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

Through enquiry of certain members of the Management Committee and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

TC Group

TC Group
Statutory Auditors
GLASGOW

1/9/2026

CLYDESDALE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026

Opinion
We have audited the financial statements of Clydesdale Housing Association Limited (the 'Association') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2026 and of the surplus 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 Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024.

Basis of Opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 audit opinion.

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the Management Committee 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 Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other Information
The Management Committee is responsible for the other information. The other information comprises the information contained in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026 (continued)

Other Information (Contd.)
In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 require us to report to you if, in our opinion:

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income and Statement of Financial Position are not in agreement with the books of account of the Association; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Management Committee
As explained more fully in the statement of Management Committee's responsibilities as set out on page 5, the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give true and fair view, and for such internal control as the Management Committee determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud
Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we gained an understanding of the legal and regulatory framework applicable to the Association through discussions with management, and from our wider knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014 (and related regulations), the Housing (Scotland) Act 2010 and other laws and regulations applicable to a registered social housing provider in Scotland. We also considered the risks of non-compliance with the other requirements imposed by the Scottish Housing Regulator and we considered the extent to which non-compliance might have a material effect on the financial statements.
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Association's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 1 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reviewing the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing the Association's Assurance Statement and associated supporting information; and
- reviewing correspondence with the Scottish Housing Regulator.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud (Contd.)
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

Description of the 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 aggregate, they could reasonably be expected to influence the economic decisions of the users taken on the basis of these financial statements.

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

Use of our Report
This report is made solely to the Association's members as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

TC Group

TC Group
Statutory Auditors
GLASGOW

1/9/2026

CLYDESDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2026

	Notes		2026		2025
		£	£	£	£
Revenue	2		4,770,785		*4,591,619*
Operating costs	2		3,785,417		*3,537,677*
OPERATING SURPLUS			985,368		1,053,942
Gain on sale of housing stock	7	8,719		-	
Interest receivable and other income		70,092		*84,203*	
Interest payable and similar charges	8	(66,691)		*(89,003)*	
Other Finance income/(charges)	11	(17,000)		*(15,000)*	
			(4,880)		*(19,800)*
SURPLUS FOR THE YEAR			**980,488**		***1,034,142***
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	18		63,000		*29,000*
TOTAL COMPREHENSIVE INCOME			**1,043,488**		***1,063,142***

The results relate wholly to continuing activities.

The notes on pages 18 to 36 form an integral part of these financial statements.

CLYDESDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2026

	Notes	2026		2025	
		£	£	£	£
NON-CURRENT ASSETS					
Housing properties - depreciated cost	12		30,119,750		*28,208,168*
Other tangible assets	12		898,123		*944,011*
			31,017,873		*29,152,179*
CURRENT ASSETS					
Receivables	13	1,532,145		*390,492*	
Cash and cash equivalents	14	3,582,512		*5,210,446*	
		5,114,657		*5,600,938*	
CREDITORS: Amounts falling due within one year	15	(2,971,242)		*(1,343,740)*	
NET CURRENT ASSETS			2,143,415		*4,257,198*
LIABILITIES			33,161,288		*33,409,377*
CREDITORS: Amounts falling due after more than one year	16		(1,035,192)		*(2,832,361)*
FOR LIABILITIES AND CHARGES					
Scottish housing association pension scheme	18	(234,000)		*(280,000)*	
			(234,000)		*(280,000)*
DEFERRED INCOME					
Social housing grants	19	(14,114,313)		*(13,552,129)*	
Other grants	19	(232,459)		*(243,046)*	
			(14,346,772)		*(13,795,175)*
NET ASSETS			**17,545,324**		***16,501,841***
EQUITY					
Share capital	20		93		*98*
Revenue reserves			17,779,231		*16,781,743*
Pension reserves			(234,000)		*(280,000)*
			17,545,324		***16,501,841***

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 28/8/2026

Hazel Galbraith — **Chairperson**

John Lockhart — **Treasurer**

Jonathan Main — **Secretary**

The notes on pages 18 to 36 form an integral part of these financial statements.

CLYDESDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2026

	Notes		2026		2025
		£	£	£	£
Surplus for the Year			980,488		*1,034,142*
Adjustments for non-cash items:					
Depreciation of tangible fixed assets	12	1,045,145		*1,049,552*	
Amortisation of capital grants	19	(627,644)		*(607,623)*	
Non-cash adjustments to pension provisions		17,000		*15,000*	
Share capital written off	20	(9)		*(28)*	
			434,492		*456,901*
Interest receivable			(70,092)		*(84,203)*
Interest payable	8		66,691		*89,003*
Operating cash flows before movements in working capital			1,411,579		*1,495,843*
Change in debtors		(48,334)		*(113,178)*	
Change in creditors		1,846,315		*361,941*	
			1,797,981		*248,763*
Net cash inflow from operating activities			3,209,560		1,744,606
Investing Activities					
Acquisition and construction of properties		(2,947,624)		*(1,207,782)*	
Purchase of other fixed assets		(1,691)		*(17,467)*	
Social housing grant received		116,075		*472,457*	
Social housing grant repaid		(29,968)		*(62)*	
Other grants repaid		(185)		*(59)*	
Proceeds on disposal of housing properties		38,476		*738*	
Net cash outflow from investing activities			(2,824,917)		(752,175)
Financing Activities					
Interest received on cash and cash equivalents		70,092		*84,203*	
Interest paid on loans		(66,691)		*(89,003)*	
Loan principal repayments		(2,015,982)		*(417,836)*	
Share capital issued	20	4		*5*	
Net cash outflow from financing activities			(2,012,577)		*(422,631)*
(decrease)/increase in cash	21		(1,627,934)		*569,800*
Opening cash & cash equivalents			5,210,446		*4,640,646*
Closing cash & cash equivalents			**3,582,512**		***5,210,446***
Cash and cash equivalents as at 31 March					
Cash	21		3,582,512		*5,210,446*
			3,582,512		***5,210,446***

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The notes on pages 18 to 36 form an integral part of these financial statements.

CLYDESDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2026

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 31 March 2024	*121*	*(294,000)*	*15,732,601*	*15,438,722*
Issue of Shares	*5*	*-*	*-*	*5*
Cancellation of Shares	*(28)*	*-*	*-*	*(28)*
Other comprehensive income	*-*	*29,000*	*-*	*29,000*
Other movements	*-*	*(15,000)*	*15,000*	*-*
Surplus for the year	*-*	*-*	*1,034,142*	*1,034,142*
Balance as at 31 March 2025	***98***	***(280,000)***	***16,781,743***	***16,501,841***
Balance as at 1 April 2025	98	(280,000)	16,781,743	16,501,841
Issue of Shares	4	-	-	4
Cancellation of Shares	(9)	-	-	(9)
Other comprehensive income	-	63,000	-	63,000
Other movements	-	(17,000)	17,000	-
Surplus for the year	-	-	980,488	980,488
Balance as at 31 March 2026	**93**	**(234,000)**	**17,779,231**	**17,545,324**

The notes on pages 18 to 36 form an integral part of these financial statements.

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice for social housing providers 2018. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods on or after 1 January 2019. They comply with the Determination of Accounting Requirements 2024. A summary of the principal accounting policies is set out below

Revenue

Revenue comprises rental and service charge income receivable in the period, income from shared ownership first tranche sales, sales of properties built for sale, other services provided, revenue grants receivable and government grants released to income in the period.

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised with expenditure as it is incurred as this is considered to be the point when the service has been performed and the revenue recognition criteria is met.

Government grants are released to income over the expected useful life of the asset to which they relate. Revenue grants are receivable when the conditions for receipt of the agreed grant funding have been met.

Retirement Benefits

The Association previously participated in the Scottish Housing Association Pension Scheme (SHAPS) a multi-employer defined benefit scheme where retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102. The Association moved to the SHAPS defined contribution scheme on leaving the defined benefit scheme. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

Going Concern

On the basis that the Management Committee has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future, the Association has adopted the going concern basis of accounting in preparing these financial statements.

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Housing Properties

Housing properties are held for the provision of social housing. Housing properties are stated at cost less accumulated depreciation and impairment losses. Cost includes acquisition of land and buildings and development cost. The Association depreciates housing properties over the useful life of each major component. Housing under construction and land are not depreciated.

Component	*Useful Economic Life*
Land	Not Depreciated
Structure	Over 50 years
Kitchens	Over 20 years
Bathrooms	Over 30 years
Roofs	Over 50 years
Windows	Over 30 years
External Doors	Over 25 years
Rewiring	Over 40 years
Boilers	Over 20 years
Radiators	Over 20 years

Depreciation and Impairment of Other Tangible Assets

Non-current assets are stated at cost less accumulated depreciation. Depreciation is charged over the expected economic useful lives of the assets at the following annual rates:

Asset Category	*Depreciation Rate*
Office Premises	3.33%
Furniture and Fittings	15%
Computer and Office Equipment	33.33%

The carrying values of non-current assets are reviewed for impairment at the end of each reporting period.

Social Housing Grants and Other Capital Grants

Social housing grants and other capital grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which they relate.

Social housing grant attributed to individual components is written off to the statement of comprehensive income when these components are replaced.

Although social housing grant is treated as a grant for accounting purposes, it may nevertheless become repayable in certain circumstances, such as the disposal of certain assets. The amount repayable would be restricted to the net proceeds of sale.

Sales Of Housing Properties

First tranche shared ownership disposals are credited to turnover on completion. The cost of construction of these sales is taken to operating cost. In accordance with the statement of recommended practice, disposals of subsequent tranches are treated as non-current asset disposals with the gain or loss on disposal shown in the statement of comprehensive income.

Disposals under shared equity schemes are accounted for in the statement of comprehensive income. The remaining equity in the property is treated as a non-current asset investment, which is matched with the grant received.

Taxation

The Association is a Registered Scottish Charity and is not liable to taxation on its charitable activities.

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Leases

Costs in respect of operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term. Assets held under finance leases and hire purchase contracts are capitalised in the Statement of Financial Position and are depreciated over their useful lives or the term of the lease whichever is shorter.

Works to Existing Properties

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property, a material reduction in future maintenance costs, or a significant extention of the life of the property.

Capitalisation Of Development Overheads

Directly attributable development administration costs relating to ongoing development activities are capitalised.

Borrowing Costs

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme. All other borrowing costs are expensed to the statement of comprehensive income using the effective interest rate method.

Property Development Cost

The proportion of the development cost of shared ownership properties expected to be disposed of as a first tranche sale is held in current assets until it is disposed of. The remaining part of the development cost is treated as a non-current asset. Surpluses made on the disposal of first tranche sales are taken to the Statement of Comprehensive Income.

Property developments that are intended for resale are included in current assets until disposal.

Housing Property Managed By Agents

Where a third party manages the Association's housing property the accounting treatment reflects the substance of the transactions. The property is only excluded if the rights and obligations associated with the scheme has been transferred to the third party.

VAT

The Association is exempt from registration for VAT.

Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments in accordance with Section 11 of Financial Reporting Standard 102.

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

Cash and Liquid Resources

Cash comprises cash at bank and in hand, deposits repayable on demand less overdrafts. Liquid resources are current asset investments that can't be disposed of without penalty and are readily convertible into amounts of cash at their carrying value.

Impairment

The Association asseses at the end of each accounting period whether there are indications that a non-current asset may be impaired or that an impairment loss previously recognised has fully or partially reversed.

Where the carrying value of non-current assets is less that their recoverable amounts the shortfall is recognised as an impairment loss in the Statement of Comprehensive Income. The recoverable amount is the higher of the fair value less costs to sell and value-in-use of the asset based on its service potential.

Impairment losses previously recognised are reversed if the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in the Statement of Comprehensive Income.

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Key Judgements and estimates made in the application of Accounting Policies

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the the Association to exercise judgement in applying the it's accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most signficant to the financial statements are disclosed below.

Key Judgements

a) Categorisation of Housing Properties

In the judgement of the Management Committee the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

b) Identification of cash generating units

The Management Committee considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) Financial instrument break clauses

The Management Committee has considered the break clauses attached to the financial instruments that it has in place for its loan funding. In their judgement these break clauses do not cause the financial instrument to be classified as a complex financial instrument and therefore they meet the definition of a basic financial instrument.

d) Pension Liability

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method. Judgements relating to the benefits issue are included in Note 28.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.

b) Life Cycle of Components

The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

c) Useful life of properties, plant and equipment

The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

d) Costs of shared ownership

The Association allocates costs to shared ownership properties on an percentage basis split across the number of properties the Association owns.

e) Defined pension liability

In determining the value of the Association's share of defined benefit pension scheme assets and obligations, the valuation prepared by the Scheme actuary includes estimates of life expectancy, salary growth, inflation and the discount rate on corporate bonds.

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

	Notes	2026 Turnover £	Operating costs £	Operating surplus / (deficit) £	2025 Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	4,740,086	3,752,307	987,779	*4,563,469*	*3,522,027*	*1,041,442*
Other Activities	4	30,699	33,110	(2,411)	*28,150*	*15,650*	*12,500*
Total		**4,770,785**	**3,785,417**	**985,368**	***4,591,619***	***3,537,677***	***1,053,942***

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

	General Needs Housing £	Shared Ownership £	2026 Total £	2025 Total £
Revenue from Lettings				
Rent receivable net of service charges	3,847,743	24,210	3,871,953	*3,742,969*
Service charges receiveable	107,556	566	108,122	*110,180*
Gross income from rent and service charges	3,955,299	24,776	3,980,075	*3,853,149*
Less: Rent losses from voids	9,410	-	9,410	*12,685*
Income from rents and service charges	3,945,889	24,776	3,970,665	*3,840,464*
Grants released from deferred income	618,489	9,155	627,644	*607,623*
Revenue grants from Scottish Ministers	68,125	-	68,125	*81,282*
Other revenue grants	73,652	-	73,652	*34,100*
Total turnover from affordable letting activities	4,706,155	33,931	4,740,086	*4,563,469*
Expenditure on affordable letting activities				
Management and maintenance administration costs	1,443,792	33,517	1,477,309	*1,367,831*
Service costs	110,824	1,120	111,944	*99,395*
Planned and cyclical maintenance, including major repairs	448,777	-	448,777	*429,193*
Reactive maintenance costs	702,415	-	702,415	*615,700*
Bad Debts - rents and service charges	13,159	133	13,292	*6,556*
Depreciation of affordable let properties	988,927	9,643	998,570	*1,003,352*
Operating costs of affordable letting activities	3,707,894	44,413	3,752,307	*3,522,027*
Operating surplus on affordable letting activities	**998,261**	**(10,482)**	**987,779**	***1,041,442***
2025	*1,049,402*	*(7,960)*		

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

Restated

	Grants from Scottish Ministers	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2026	Operating surplus / (deficit) 2025
	£	£	£	£	£	£	£
Factoring	-	18,647	18,647	-	28,164	(9,517)	*5,482*
Other activities	-	12,052	12,052	-	4,946	7,106	*7,018*
Total From Other Activities	**-**	**30,699**	**30,699**	**-**	**33,110**	**(2,411)**	*12,500*
2025	*-*	*28,150*	*28,150*	*-*	*15,650*	*12,500*	

5. OFFICERS' EMOLUMENTS

The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.

	2026	2025
	£	£
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	220,108	*212,455*
Pension contributions made on behalf on Officers with emoluments greater than £60,000	21,627	*20,510*
Emoluments payable to Chief Executive (excluding pension contributions)	85,107	*81,834*
Pension contributions paid on behalf of the Chief Executive	8,390	*8,019*
Total emoluments payable to the Chief Executive	93,497	*89,853*
Total emoluments paid to key management personnel	335,611	*324,612*

The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-

	Number	Number
£60,001 to £70,000	1	2
£70,001 to £80,000	1	1
£80,001 to £90,000	1	1

6. EMPLOYEE INFORMATION

	2026	2025
	No.	No.
Average monthly number of full time equivalent persons employed during the year	16	*16*
Average total number of employees employed during the year	18	*18*
Staff costs were:	£	£
Wages and salaries	777,780	*742,807*
National insurance costs	83,805	*68,662*
Pension costs	79,618	*74,824*
	941,204	*886,293*

7. GAIN ON SALE OF HOUSING STOCK

	2026	2025
	£	£
Sales proceeds	40,394	-
Cost of sales	31,675	-
Gain on sale of housing stock	8,719	-

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2026	2025
	£	£
On bank loans and overdrafts	66,691	*89,003*

9. SURPLUS FOR THE YEAR

	2026	2025
Surplus For The Year is stated after charging/(crediting):	£	£
Depreciation - non-current assets	1,045,145	*1,049,552*
Auditors' remuneration - audit services	10,800	*11,200*
Auditors' remuneration - other services	550	*580*

10. CORPORATION TAX

The Association is a Registered Scottish Charity and is not liable to United Kingdom Corporation Tax on its charitable activities.

11. OTHER FINANCE INCOME / (CHARGES)

	2026	2025
	£	£
Net interest on pension obligations	(17,000)	*(15,000)*

12. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2025	47,626,312	-	568,203	48,194,515
Additions	2,947,624	-	-	2,947,624
Disposals	(124,665)	-	(72,199)	(196,864)
At 31 March 2026	50,449,271	-	496,004	50,945,275
DEPRECIATION				
At 1 April 2025	19,714,596	-	271,751	19,986,347
Charge for Year	987,923	-	9,643	997,566
Disposals	(117,864)	-	(40,524)	(158,388)
At 31 March 2026	20,584,655	-	240,870	20,825,525
NET BOOK VALUE				
At 31 March 2026	29,864,616	-	255,134	30,119,750
At 31 March 2025	*27,911,716*	-	*296,452*	*28,208,168*

	2026		2025	
Expenditure on Existing Properties	*Component replacement* £	*Improvement* £	*Component replacement* £	*Improvement* £
Amounts capitalised	2,947,624	-	1,207,782	-
Amounts charged to the statement of comprehensive income	-	1,151,192	-	1,044,893

All land and housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £nil (2025-£nil)

The Association's lenders have standard securities over housing property with a carry value of £13,615,169 (2025 - £13,845,397)

12. NON CURRENT ASSETS (continued)

(b) **Other tangible assets**	**Office Premises** £	**Furniture & Equipment** £	**Computer Equipment** £	**Total** £
COST				
At 1 April 2025	1,105,337	40,733	79,605	1,225,675
Additions	-	943	748	1,691
At 31 March 2026	1,105,337	41,676	80,353	1,227,366
DEPRECIATION				
At 1 April 2025	188,381	29,470	63,813	281,664
Charge for year	36,808	6,039	4,732	47,579
At 31 March 2026	225,189	35,509	68,545	329,243
NET BOOK VALUE				
At 31 March 2026	880,148	6,167	11,808	898,123
At 31 March 2025	*916,956*	*11,263*	*15,792*	*944,011*

13 RECEIVABLES

	2026	2025
	£	£
Gross arrears of rent & service charges	122,279	*110,265*
Less: Provision for doubtful debts	(54,667)	*(51,720)*
Net arrears of rent and service charges	67,612	*58,545*
Social housing grant receivable	1,209,394	*116,075*
Other receivables	255,139	*215,872*
	1,532,145	*390,492*

14 CASH AND CASH EQUIVALENTS

	2026	2025
	£	£
Cash at bank and in hand	3,582,512	*5,210,446*
	3,582,512	*5,210,446*

15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Bank loans	153,262	*372,075*
Rent received in advance	190,658	*213,655*
Other taxation and social security	20,221	*18,744*
Other payables	308,031	*266,385*
Accruals and deferred income	2,299,070	*472,881*
	2,971,242	*1,343,740*

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

	2026	2025
	£	£
Bank loans	1,035,192	*2,832,361*

17. DEBT ANALYSIS - BORROWINGS

	2026	2025
	£	£
Bank Loans		
Amounts due within one year	153,262	372,075
Amounts due in one year or more but less than two years	153,262	265,835
Amounts due in two years or more but less than five years	459,787	802,368
Amounts due in more than five years	422,143	1,764,158
	1,188,454	*3,204,436*

The Association has a number of bank loans the principal terms of which are as follows:

Lender	*Number of Properties Secured*	*Effective Interest Rate*	*Maturity (Year)*	*Variable or Fixed*
RBS	444	1.1%	2036	Fixed
Scottish Government	-	0.0%	2025	Interest Free

All the Association's bank borrowings are repayable on a monthly basis with the principal being amortised over the term of the loans.

18. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

Clydesdale Housing Association Limited participates in the Scottish Housing Association Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 150 non-associated employers. The Scheme is a defined benefit scheme in the UK.

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

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2024. This valuation revealed a deficit of £79.5m. A Recovery Plan was put in place to eliminate the deficit which runs to 31 March 2030.

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

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive.

The latest accounting valuation was carried out with an effective date of 30 September 2025. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2026 to 28 February 2027 inclusive.

The liabilities are compared, at the relevant accounting date, with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

Present values of defined benefit obligation, fair value of assets and defined benefit asset / (liability)

	2026 £	2025 £
Fair value of plan assets	2,022,000	1,989,000
Present value of defined benefit obligation	2,256,000	2,269,000
Surplus / (deficit) in plan	(234,000)	(280,000)
Unrecognised surplus	-	-
Defined benefit asset / (liability) to be recognised	(234,000)	(280,000)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2026	2025
	£	£
Defined benefit obligation at the start of period	2,269,000	2,538,000
Expenses	4,000	4,000
Interest expense	128,000	122,000
Actuarial losses (gains) due to scheme experience	(29,000)	(36,000)
Actuarial losses (gains) due to changes in demographic assumptions	29,000	-
Actuarial losses (gains) due to changes in financial assumptions	(28,000)	(255,000)
Benefits paid and expenses	(117,000)	(104,000)
Defined benefit obligation at the end of period	2,256,000	*2,269,000*

Reconciliation of opening and closing balances of the fair value of plan assets

	2026	2025
	£	£
Fair value of plan assets at start of period	1,989,000	2,244,000
Interest income	111,000	107,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	35,000	(262,000)
Contributions by the employer	4,000	4,000
Benefits paid and expenses	(117,000)	(104,000)
Fair value of plan assets at the end of period	2,022,000	*1,989,000*

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2025 to 31 March 2026 was £146,000.

18. RETIREMENT BENEFIT OBLIGATIONS (coninued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2026	2025
	£	£
Expenses	4,000	4,000
Net interest expense	17,000	15,000
Defined benefit costs recognised in statement of comprehensive income	21,000	*19,000*

Defined benefit costs recognised in the other comprehensive income

	2026	2025
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	35,000	(262,000)
Experience gains and losses arising on plan liabilities - gain /(loss)	29,000	36,000
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	(29,000)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	28,000	255,000
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	63,000	29,000
Total amount recognised in other comprehensive income - gain (loss)	63,000	29,000

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets

	2026 £	2025 £	2024 £
Absolute Return	-	-	101,000
Alternative Risk Premia	-	-	81,000
Credit	92,000	*85,000*	-
Credit Relative Value	-	-	79,000
Distressed Opportunities	-	-	83,000
Emerging Markets Debt	-	-	39,000
Global Equity	267,000	*230,000*	258,000
Infrastructure	-	-	215,000
Insurance-Linked Securities	4,000	*8,000*	14,000
Investment Grade Credit	85,000	*91,000*	-
Liability Driven Investment	558,000	*560,000*	811,000
Liquid Alternatives	387,000	*366,000*	
Long Lease Property	-	*1,000*	17,000
Net Current Assets	30,000	*3,000*	3,000
Private Equity	4,000	*2,000*	2,000
Private Credit	261,000	*248,000*	-
Private Debt	-	-	90,000
Property	105,000	*98,000*	95,000
Real Assets	201,000	*237,000*	-
Risk Sharing	-	-	135,000
Secured Income	27,000	*46,000*	75,000
Opportunistic Illiquid Credit	-	-	89,000
Cash	1,000	11,000	58,000
Currency Hedging	-	3,000	(1,000)
Total assets	2,022,000	*1,989,000*	*2,244,000*

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

Key Assumptions

	2026	2025	2024
Discount Rate	6.0%	5.8%	4.9%
Inflation (RPI)	3.3%	3.1%	3.2%
Inflation (CPI)	3.0%	2.8%	2.8%
Salary Growth	4.0%	3.8%	3.8%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2026 imply the following life expectancies:

	Life expectancy at age 65 years (years)
Male retiring in 2026	20.7
Female retiring in 2026	22.9
Male retiring in 2046	21.9
Female retiring in 2046	24.4

19. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Total £
Capital grants received			
At 1 April 2025	28,659,780	510,432	29,170,212
Additions in the year	1,209,394	-	1,209,394
Eliminated on disposal	(150,506)	(185)	(150,691)
At 31 March 2026	29,718,668	510,247	30,228,915
Amortisation			
At 1 April 2025	15,107,651	267,386	15,375,037
Amortisation in year	617,057	10,587	627,644
Eliminated on disposal	(120,353)	(185)	(120,538)
At 31 March 2026	15,604,355	277,788	15,882,143
Net book value			
At 31 March 2026	14,114,313	232,459	14,346,772
At 31 March 2025	13,552,129	243,046	13,795,175

This is expected to be released to the Statement of Comprehensive Income in the following years:

	2026 £	2025 £
Amounts due within one year	627,644	*607,623*
Amounts due in more than one year	13,719,128	*13,187,552*
	14,346,772	*13,795,175*

20. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2026 £	2025 £
At 1 April	98	*121*
Issued in year	4	*5*
Cancelled in year	(9)	*(28)*
At 31 March	93	*98*

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

21. CASH FLOWS

Reconciliation of net cash flow to movement in net funds		**2026**		**2025**
	£	**£**	**£**	**£**
(Decrease) / increase in cash	(1,627,934)		*569,800*	
Cashflow from change in net debt	2,015,982		*417,836*	
Movement in net funds in the year		388,048		*987,636*
Net funds at 1 April		2,006,010		*1,018,374*
Net funds at 31 March		*2,394,058*		*2,006,010*

Analysis of changes in net funds	***At 01 April 2025***	***Cashflows***	***Other Changes***	***At 31 March 2026***
	£	**£**	**£**	**£**
Cash and cash equivalents	*5,210,446*	(1,627,934)	-	*3,582,512*
	5,210,446	(1,627,934)	-	3,582,512
Debt: Due within one year	*(372,075)*	2,015,982	(1,797,169)	(153,262)
Due after more than one year	*(2,832,361)*	-	1,797,169	(1,035,192)
Net funds	*2,006,010*	388,048	-	2,394,058

22. CAPITAL COMMITMENTS

	2026	**2025**
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the finanical statements	77,653	344,549

The above commitments will be financed by the Association's own resources.

23. COMMITMENTS UNDER OPERATING LEASES

	2026	**2025**
	£	**£**
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
Other		
Expiring in the next year	2,510	-
Expiring later than one year and not later than five years	9,414	-

24. DETAILS OF ASSOCIATION

The Association is a Registered Society registered with the Financial Conduct Authority and is domiciled in Scotland.

The Association's principal place of business is 39 North Vennel, Lanark, ML11 7PT.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in South Lanarkshire.

25. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £265 (2025 - £321) in the year by way of reimbursement of expenses. No remuneration is paid to members in respect of their duties to the Association.

26. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2026 No.	2025 No.
General needs	742	*742*
Shared ownership	7	*8*
	749	*750*

27. RELATED PARTY TRANSACTIONS

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 102.

Any transactions between the Association and any entity with which a Management Committee member has a connection with is made at arm's length and is under normal commercial terms.

Transactions with Management Committee members (and their close family) were as follows:

	2026 £	2025 £
Rent received from tenants on the Management Committee and their close family members	-	-
Factoring charges received from factored owners on the Management Committee and their close family members	-	-

A committee member works for Clydesdale Community Initiatives who the Association use as a contractor for grounds maintenance work. In the current financial year the Association has made payments of £23,474 (2025 - £53,414) to Clydesdale Community Initiatives.

During the financial year ending 31 March 2026 the Finance Manager's family member was appointed Chief Financial Officer at Wbg Ltd, the Association's internal auditor. Wgb Ltd were appointed as the Association's internal auditor in May 2024, before the family member joined Wbg, via a competitive tendering process. In the current financial year the Association has made payments of £7,380 (2025 - £2,460) to Wbg.

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £0 (2025 - £0).

At the year end total factoring arrears owed by owner occupiers on the Management Committee (and their close family) were £0 (2025 - £0).

Members of the Management Committee who are tenants	-	-
Members of the Management Committee who are owner occupiers	-	-
Members of the Management Committee who are local councillors	1	*1*
Members of the Management Committee who are local authority employees	-	-

28. CONTINGENT LIABILITY

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of 2026 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.