PRINCIPAL
SIGNED

AZETS

CALVAY HOUSING ASSOCIATION LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2026

REGISTERED HOUSING ASSOCIATION NUMBER: HAC80

CHARITY REGISTRATION NUMBER: 2194R(S)

FCA REFERENCE NUMBER: SC039234

CALVAY HOUSING ASSOCIATION LIMITED

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CALVAY HOUSING ASSOCIATION LIMITED

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

Management Committee

Steve Blomer	(Chairperson)
Bryce Wilson	(Vice Chair)
Jim Munro	(Committee Member)
Gordon Laurie	(Appointed Committee Member)
Peter Howden	(Committee Member)
Lawrie West	(Appointed Committee Member)
Lauren Austin	(Committee Member) (Resigned 16 April 2026)
Michelle McGill	(Committee Member)
Alison A'Hara	(Committee Member)
Sunday Okewole	(Committee Member) (Resigned 4 June 2026)
James Irvine	(Committee Member)
Janice Mitchell	(Committee Member) (Joined 11 September 2025)
Neville Wood	(Committee Member) (Joined 11 September 2025) (Resigned 26 February 2026)
Margaret Scott	(Committee Member) (Resigned 24 October 2025)
Geri Mogan	(Committee Member) (Resigned 11 September 2025)
Ben MacFarlane	(Co-opted Committee Member) (18 June 2026)

Executive Officer & Secretary

Nick Dangerfield (Secretary)

Registered numbers
Registered Housing Association Number: HAC80
Charity Registration Number: 2194R(S)
FCA Reference Number: SC039234

Registered office
16 Calvay Road
Glasgow
G33 4RQ

Independent auditor
Azets Audit Services
Chartered Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Solicitors
TC Young
7 West George Street
Glasgow
G2 1BA

Bankers
The Royal Bank of Scotland
1304 Duke Street
Glasgow
G31 5PZ

Internal Auditor
Wylie & Bissett
168 Bath Street
Glasgow
G2 4TP

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

The Management Committee presents their report and the audited Financial Statements for the year ended 31 March 2026.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No.2194R(S). The Association is governed under its Rule Book. The Association is a Registered Scottish Charity with the charity number SC039234.

Principal Activities

The principal activity of the Association is the provision of social housing.

Objectives and Strategy

The Association is a Registered Social Landlord and Scottish Charity. The core objects as set out in our rules are to provide for the relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage through the provision, construction, improvement and management of land and accommodation and the provision of care.

Our current strategic objectives are:

- ***Provide a high-quality housing service***
- ***Demonstrate strong performance and compliance***
- ***Be a good employer***
- ***Invest in and support our community***
- ***Practice robust governance***
- ***Be responsible, forward-thinking and innovative***

Review of business and future developments

Current Year

This has mostly been a year of consolidation for the association's Committee however there were several resignations. The Committee would like to go on record to thank all previous Committee members who left during the year for their contributions as well as the current Committee members for their continued efforts.

Following a strategy day, the priorities for the third year of the three-year business plan were agreed setting out the way ahead for Calvay.

Keeping a close eye on finances including carrying out a rent review, developing and improving our use of IT and entering into a new lease for our commercial premises which is being used as a shop are all priorities for 2026 - 2027.

External Wall Insulation (EWI) Programme

Our EWI programme was completed during the year and this has significantly improved 267 properties making them both warmer and cheaper to heat. The EWI programme has also transformed the look of the properties that have been treated.

Property Purchase

One property was purchased on the open market with support from the Scottish Government.

40th Anniversary

2025 was an important year for Calvay because it was our 40th Anniversary. The Anniversary was marked by a summer event attended by several hundred local people, local politicians and Calvay's previous Directors.

Financial Review

The Association made a surplus in the year of £117.4K before pension adjustments (2025 deficit: £54k). £489k was spent on new components to the Association's existing housing stock in the year with £772k spent on planned and cyclical maintenance and £532k on reactive repairs. As a social landlord we are committed to keeping our properties in good condition.

Turnover of £5.2 million relates primarily to the income from letting of properties at affordable rents. The rent increase agreed during 2025/26 (for implementation from 1 April 2026) was 6.9%. At 31 March 2026 net assets were £12.7million.

Risk and Uncertainties

As the Scottish Government's decisions in relation to EESSH2 (energy efficiency measures) have yet to be fully concluded we are not able to determine the cost of meeting EESSH2, but the Committee are aware of this uncertainty and will seek clarity once the decision is made.

Inflation has affected Calvay Housing Association. Our rent rise for this year (26/27) was 6.9%. Our base case relies on rent being increased by slightly above inflation each year, however some of our costs continue to rise at significantly above the rate of inflation. While we have fixed a large portion of our loans, we also have lending on a variable rate which is tied to SONIA. As SONIA reduced from just 4.5% to just 3.75% during the reporting year, our interest payments on the variable loan reduced.

Staff

One permanent member of staff, the Corporate Services Assistant left for a promotion with another housing association and was replaced. A temporary Housing Assistant also left.

Governance

Calvay's Management Committee is the Association's governing body and usually meet at least ten times a year. The Committee can have a minimum of 7 and a maximum of 15 members.

In addition to the Management Committee, the Association has two Sub Committees:

- Audit and Risk Sub Committee
- Staffing Sub Committee

As a matter of good governance, all Committee Members are required to sign the Association's Code of Conduct for Committee Members on an annual basis. Furthermore, Committee Members also sign a declaration of interest form and will declare any relevant interests at the start of each Committee / Sub Committee Meeting or during a meeting if a relevant interest becomes apparent in the course of a meeting.

The Committee would like to thank staff for their diligent work during the year and look forward to continuing to build on what has been achieved to date.

Related Party Transactions

Several members of the Management Committee are tenants. Their tenancies are on the Association's normal tenancy terms, and they cannot use their position to their advantage.

Management Committee and Executive Officer

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

Statement of the Management Committee's responsibilities

The Co-operative and Community Benefit Societies Act 2014 require The Management Committee to prepare Financial Statements for each financial year which 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 year. 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; and
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

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. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

Disclosure of information to the auditor

In so far as the members of the Management Committee are aware:

- there is no relevant audit information (information needed by the Housing Association's auditor in connection with preparing their report) of which the Association's auditor is unaware, and
- each member of the Management Committee has taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Housing Association's auditor is aware of that information.

Statement on Internal Financial Controls

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 receive 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 ended 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.

Auditor

A resolution to re-appoint Azets Audit Services as external auditor for the reporting year 2026 - 2027, will be proposed at the Association's Annual General Meeting in September 2026.

By order of Management Committee

Steven Blomer

Chair

Date: 13th August 2026

REPORT OF THE AUDITOR TO THE MANAGEMENT COMMITTEE OF CALVAY HOUSING ASSOCIATION LIMITED ON INTERNAL FINANCIAL CONTROLS FOR THE YEAR ENDED 31 MARCH 2026

In addition to our audit of the financial statements, we have reviewed your statement on page 5 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

We carried out our review having regard to the requirements on corporate governance matters within Bulletin 2009/4 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 on Internal Financial Controls on page 5 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory 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 our 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 Controls 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 Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

Azets Audit Services

Azets Audit Services
Statutory Auditor
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 1 SEPTEMBER 2026

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CALVAY HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

Opinion

We have audited the financial statements of Calvay Housing Association Limited (the 'Association') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows, the Statement of Changes in Capital and Reserves and the 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 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 its income and expenditure 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, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements issued by the Scottish Housing Regulator.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our 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 Management Committee's 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Management Committee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and 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 in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.

Responsibilities of the Management Committee

As explained more fully in the statement of the Management Committee's responsibilities set out on page 4 the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee 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 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.

A further description of our responsibilities is available on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

The 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 FRC's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the Association, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the Association 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 Association that were contrary to applicable laws and regulations, including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including 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 identified the laws and regulations applicable to the Association through discussions with the Management Committee members and the senior management team, and from our knowledge and experience of the RSL sector;

Auditor's responsibilities for the audit of the financial statements (continued)

- 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, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements issued by the Scottish Housing Regulator and taxation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Management Committee 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.

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;
- reading the minutes of meetings of the Management Committee and relevant Sub Committees;
- enquiring of the senior management team and the Management Committee as to actual and potential litigation and claims;
- reviewing legal and professional fees paid in the year for indication of any actual and potential litigation and claims; and
- reviewing any correspondence with HMRC, the Scottish Housing Regulator, OSCR and the Association's legal advisors.

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 the senior management team and the Management Committee 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 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CALVAY HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Section 87 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, as a body, 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.

Azets Audit Services

Azets Audit Services
Statutory Auditor
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 1 September 2026

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

CALVAY HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2026

	Notes		2026 £		2025 £
REVENUE	2		5,217,959		*5,008,962*
Operating expenditure	2		(4,776,462)		*(4,762,178)*
OPERATING SURPLUS	7		441,497		*246,784*
Gain on disposal of property, plant and equipment		-		*-*	
Increase in fair value of investment property		-		*-*	
Interest receivable and other similar income		93,976		*88,812*	
Interest payable and other similar charges	8	(406,105)		*(378,965)*	
Other finance charges	9	(12,000)		*(11,000)*	
			(324,129)		*(301,153)*
SURPLUS /(DEFICIT) FOR THE YEAR BEFORE TAX			117,368		*(54,369)*
Taxation	10		-		*-*
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX			117,368		*(54,369)*
OTHER COMPREHENSIVE INCOME					
Actuarial gains in respect of the defined benefit pension scheme	17		18,000		*22,000*
TOTAL COMPREHENSIVE INCOME/(EXPENSE)			135,368		*(32,369)*

The results for the year relate wholly to continuing activities.

The financial statements were approved by the Management Committee, authorised for issue, and signed on its behalf on 13 August 2026 by:

Steven Blomer Chair	Bryce Wilson Vice Chair	Nick Dangerfield Secretary

The notes form part of these financial statements.

CALVAY HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2026

	Note		2026 £		2025 £
NON-CURRENT ASSETS					
Housing properties – depreciated cost	11(a)		34,794,671		*33,720,953*
Other tangible fixed assets	11(b)		584,440		*602,416*
Investment property	11(c)		100,000		*100,000*
			35,479,111		*34,423,369*
CURRENT ASSETS					
Debtors	12	144,897		*578,270*	
Cash and cash equivalents	13a	1,635,016		*1,178,048*	
Investments	13b	2,500,000		*2,000,000*	
		4,279,913		*3,756,318*	
CREDITORS: amounts due within one year	14	(1,644,246)		*(2,025,377)*	
NET CURRENT ASSETS			2,635,667		*1,730,941*
TOTAL ASSETS LESS CURRENT LIABILITIES					*36,154,310*
CREDITORS:					
Amounts due after more than one year	15	(25,201,686)		*(23,370,581)*	
PROVISIONS FOR LIABILITIES					
Pension-defined benefit liability	17	(207,000)		*(213,000)*	
			(25,408,686)		*(23,583,581)*
			12,706,092		*12,570,729*
CAPITAL AND RESERVES					
Share capital	18		45		*50*
Revenue reserve			12,706,047		*12,570,679*
			12,706,092		*12,570,729*

The financial statements were approved by the Management Committee, authorised for issue, and signed on its behalf on 13 August 2026 by:

Steven Blomer
Chair

Bryce Wilson
Vice Chair

Nick Dangerfield
Secretary

The notes form part of these financial statements.

CALVAY HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	Note	£	2026 £	£	2025 £
NET CASH INFLOW FROM OPERATING ACTIVITIES	19		928,801		*1,016,471*
INVESTING ACTIVITIES					
Acquisition and construction of housing properties		(2,242,274)		*(2,515,249)*	
Purchase of other fixed assets		(14,304)		*(22,895)*	
Social Housing Grant received		98,603		*2,060,839*	
Income received on disposal of housing properties		-		-	
NET CASH (OUTFLOW) FROM INVESTING ACTIVITIES			(2,157,975)		*(477,305)*
NET CASH INFLOW/ (OUTFLOW) BEFORE FINANCING					*539,166*
FINANCING ACTIVITIES					
Issue of shares		1		*12*	
Interest received		93,976		*88,812*	
Interest paid		(406,105)		*(378,965)*	
Loan principal repayments		(142,474)		*(2,206,963)*	
Loans drawn down		2,640,744		*2,008,059*	
SHAPS past service deficit contributions		-		-	
Transfer (to)/from investments (bank deposits)		(500,000)		*(500,000)*	
NET CASH INFLOW/(OUTFLOW) FROM FINANCING			1,686,142		*(989,045)*
INCREASE / (DECREASE) IN CASH			456,968		*(449,879)*
OPENING CASH AND CASH EQUIVALENTS			1,178,048		*1,627,927*
CLOSING CASH AND CASH EQUIVALENTS			1,635,016		*1,178,048*

CALVAY HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2026

	Share Capital £	Revenue Reserve £	Total £
Balance as at 1 April 2025	50	12,570,679	12,570,729
Issue of shares	1	-	1
Cancelled shares	(6)	-	(6)
Surplus for year	-	117,368	117,368
Other comprehensive income	-	18,000	18,000
Balance as at 31 March 2026	45	12,706,047	12,706,092

	Share Capital £	*Revenue Reserve £*	*Total £*
Balance as at 1 April 2024	*40*	*12,603,048*	*12,603,088*
Issue of shares	*12*	-	*12*
Cancelled shares	*(2)*	-	*(2)*
(Deficit) for year	-	*(54,369)*	*(54,369)*
Other comprehensive income	-	*22,000*	*22,000*
Balance as at 31 March 2025	*50*	*12,570,679*	*12,570,729*

1a. PRINCIPAL ACCOUNTING POLICIES

Legal status
The Association is incorporated under the Co-operative and Community Benefits Societies Act 2014 and is registered by the Financial Conduct Authority.

The Association is a public benefit entity in terms of its compliance with Financial Reporting Standard 102.

Basis of Accounting
These financial statements have been prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', ("FRS102") (United Kingdom generally accepted accounting practice) and the Statement of Recommended Practice for Social Housing Providers 2018 and comply with the requirements of the Determination of Housing Requirements as issued by the Scottish Housing Regulator.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (see below).

As preparation of these financial statements, in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies.

The following principal accounting policies have been applied:

Going Concern
The financial statements have been prepared on a going concern basis after consideration of the future prospects of the Association, its long-term financial forecasts and the certainty of cash flow from rental of social housing stock.

Revenue
Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable from the Scottish Government, Glasgow City Council and other agencies. Also included is any management fees for the factoring of properties for private owners. Also included is any income from first tranche shared equity disposals.

Income from rental and service charges, factoring and commercial letting activities is recognised when the Association is entitled to it, it is probable it will be received and can be measured reliably.

Apportionment of management expenses
Direct employee, administration and operating expenditure have been apportioned to the relevant sections of the Statement of Comprehensive Income on the basis of costs of staff directly attributable to the operations dealt with in the financial statements.

Interest receivable and other income
Interest income is recognised in the Statement of Comprehensive Income on an accrual basis.

Interest payable and similar charges
Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest rate method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Development Interest
Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme.

Fixed assets - Housing properties
Housing properties are stated at cost, less accumulated depreciation. The development cost of housing properties includes: -

1. Cost of acquiring land and buildings; and
2. Development expenditure including administration costs.

These costs are either termed "qualifying costs" by The Scottish Government/Glasgow City Council for approved social housing grant or are considered for mortgage loans by the relevant lending authorities or are met out of the Association's reserves.

All invoices and architects' certificates relating to capital expenditure incurred in the year at gross value are included in the financial statements for the year, provided that the dates of issue or valuation are prior to the year end.

Expenditure on schemes which are subsequently aborted is written off in the year in which it is recognised that the schemes will not be developed to completion.

All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale. Any grants received that cannot be repaid from the proceeds of sale are abated.

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.

Depreciation
(i) Housing properties

Each housing unit has been split between its major component parts. Each major component is depreciated on a straight-line basis over its expected economic useful life. The following major components and useful lives have been identified by the Group and Association:

Component	Useful Economic Life
Land	Not depreciated
Structure	50 years
Bathrooms	30 years
Windows	25 years
Kitchens	15 years
Central Heating	15 years

Shared ownership properties, excluding land, are depreciated over 50 years.

Other fixed assets

(ii) Depreciation and Impairment of Other Non-Current Assets

Non-Current Assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight-line basis over the expected economic useful lives of the assets at the following annual rates: -

Office Premises		Over 50 years
Land		Not depreciated
Fixtures & Fittings		Over 5 years
Office IT & Equipment		Over 4 years

The carrying value of non-current assets is reviewed for impairment at the end of each reporting year.

Investment Properties
Investment (commercial) properties are valued at their fair value (which is market value) with movement in value recognised in the Statement of Comprehensive Income.

Government Capital Grants
Government Capital Grant at amounts approved by The Scottish Government, is paid directly to the Association as required to meet its liabilities during the development process. This is treated as a deferred Government capital grant and is released to income over the useful life of the assets it relates to. The accrual model requires the Association to recognise income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Government Revenue Grants
Government revenue grants are recognised using the accrual model which means the Association recognises the grant in income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Non-Government Grants
Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the grants are received or receivable.

A grant that imposes specific future performance related conditions on the recipient is recognised as revenue only when the performance related conditions are met.

A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Debtors
Short term debtors are measured at transaction price, less any impairment.

Rental Arrears
Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in note 12.

Cash and Cash Equivalents
Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than 90 days from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Investments
Bank deposits that have a maturity of more than 90 days are disclosed as investments.

Creditors
Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

Loans
Mortgage loans are advanced by Private Lenders under the terms of individual mortgage deeds in respect of each property or housing scheme. Security can only be provided in respect of these loans once approval by The Scottish Government has been obtained.

Pensions
The Scottish Housing Association Defined Benefits Pension Scheme

The Association participates in The Scottish Housing Associations' Defined Benefits Pension Scheme (SHAPS) and 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 Associations taken as a whole. The pension scheme is accounted for as a defined benefit scheme and as such the amount charged to the Statement of Comprehensive Income in respect of pension costs and other post-retirement benefits is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from that cost. The interest cost is included within other finance costs/income. Actuarial gains and losses arising from new valuations and from updating valuations to the reporting date are recognised in Other Comprehensive Income.

Defined benefit schemes are funded, with the assets held separately from the Association in separate trustee administered funds. Full actuarial valuations, by a professionally qualified actuary, are obtained at least every three years, and updated to reflect current conditions at each reporting date.

The pension scheme assets are measured at fair value. The pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. A pension scheme asset is recognised on the Statement of Financial Position only to the extent that the surplus may be recovered by reduced future contributions or to the extent that the trustees have agreed a refund from the scheme at the reporting date. A pension scheme liability is recognised to the extent that the Association has a legal or constructive obligation to settle the liability.

Defined benefit schemes are funded, with the assets held separately from the Association in separate trust.

Defined contribution schemes
The Association operates a defined contribution scheme. Employer contributions are charged to the Statement of Comprehensive Income on the accrual's basis.

Financial Instruments

The Association only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like rents and other accounts receivable and payable, loans from banks and related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest rate method.

Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a rental arrear deferred beyond normal terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets are derecognised when contractual rights to the cash flows from the assets expire, or when the Association has transferred substantially all the risks and rewards of ownership. Financial liabilities are derecognised only once the liability has been extinguished through discharge, cancellation, or expiry.

1b. Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting estimates. It also requires the Management Committee to exercise judgement in applying the Association's Accounting Policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements, is disclosed below:

Estimate	**Basis of estimation**
Impairment of housing properties	The committee each year review the housing properties for any indication of impairments including in respect of any long-term voids or units earmarked for demolition.
The obligations under the SHAPS pension scheme	This has relied on the actuarial assumptions of qualified actuaries which have been reviewed and are considered reasonable and appropriate.

1c. Key Judgements made in the application of Accounting Policies

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

The members of the Management Committee consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing properties as property, plant, and equipment in line with the requirements of the SORP.

- The amount disclosed as "operating surplus" is repetitive of activities that would normally be regarding as "operating"

2. PARTICULARS OF REVENUE, OPERATING EXPENDITURE AND OPERATING SURPLUS

	Note	2026 Revenue £	Operating Expenditure £	Operating surplus/ (deficit) £	2025 Revenue £	Operating Expenditure £	Operating surplus/ (deficit) £
Social letting activities	3	4,951,808	(4,501,348)	450,460	*4,754,198*	*(4,510,094)*	*244,104*
Other activities	4	266,151	(275,114)	*(8,963)*	*254,764*	*(252,084)*	*2,680*
Total		5,217,959	(4,776,462)	441,497	*5,008,962*	*(4,762,178)*	*246,784*

3. PARTICULARS OF INCOME AND EXPENDITURE FROM SOCIAL LETTING ACTIVITIES

	General Needs Housing	Shared Ownership Housing	2026 Total	*2025 Total*
	£	£	£	£
Revenue from lettings				
Gross rents receivable	4,253,865	40,581	4,294,446	*4,155,602*
Less rent losses from voids	(20,254)	-	(20,254)	*(17,154)*
Net rents receivable	4,233,611	40,581	4,274,192	*4,138,448*
Amortisation of Social Housing & Other Grants	617,450	15,237	632,687	*572,779*
Revenue grants from local authorities and other agencies	44,929	-	44,929	*42,971*
Total income from social letting activities	4,895,990	55,818	4,951,808	*4,754,198*
Expenditure on social letting activities				
Management and maintenance administration costs	1,631,835	26,290	1,658,125	*1,695,813*
Direct Services	354,551	-	354,551	*321,308*
Planned and cyclical maintenance including major repairs	771,939	-	771,939	*921,093*
Reactive maintenance costs	531,973	-	531,973	*507,899*
Bad debts – rents and service charges	16,204	-	16,204	*(3,945)*
Depreciation of social housing	1,160,172	8,384	1,168,556	*1,067,926*
Total expenditure from social letting activities	4,466,674	34,674	4,501,348	*4,510,094*
Operating surplus on social letting activities - 2026	429,316	21,144	450,460	
Operating surplus on social letting activities - 2025	*224,425*	*19,679*		*244,104*

4. PARTICULARS OF INCOME AND EXPENDITURE FROM OTHER ACTIVITIES

	£ Other Income	£ Other Operating Expenditure	Operating surplus/ (deficit) £ 2026	*Operating surplus/ (deficit)* *£* *2025*
Wider Role activities	175,774	191,072	(15,298)	*(15,454)*
Development activities	-	-	-	-
Factoring activities	24,116	24,116	-	-
Agency income	25,086	-	25,086	*32,901*
Calvay Centre	41,175	59,926	(18,751)	*(14,767)*
Surplus/(deficit) from other activities - 2026	266,151	275,114	(8,963)	
Surplus/(deficit) from other activities - 2025	*254,764*	*252,084*		*2,680*

5. COMMITTEE MEMBERS AND EXECUTIVE OFFICER EMOLUMENTS

The key management personnel (KMP) are determined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, manager, and employees of the Association.

No emoluments have been paid to any member of the Management Committee.

	2026 £	*2025 £*
Aggregate emoluments payable to officers with emoluments greater than £60,000 (excluding pension contributions)	83,399	*82,926*
Emoluments payable to the director (excluding pensions contributions)	83,399	*82,926*
Pension contributions paid on behalf of the director	16,847	*16,199*
Total Emoluments paid on behalf of the director	100,246	*99,125*

	Number	*Number*
Total number of officers, including the highest paid officer, who received emoluments (excluding pension contributions) over £60,000 was in the following ranges: -		
£60,000 - £70,000	1	*1*
£70,000 - £80,000	-	*-*
£80,000 - £90,000	1	*1*

The total remuneration to key management personnel including employers NI is £201,505 (*2025: £190,619*).

6. EMPLOYEE INFORMATION

	2026 £	*2025 £*
Staff costs during the year:		
Wages and salaries	948,138	*852,203*
Social security costs	105,314	*78,220*
Other pension costs	133,868	*116,565*
	1,187,320	*1,046,988*

	Number	*Number*
The average number of persons employed during the year in terms of headcount was:	23	21
The average number of full-time equivalent persons employed during the year was:	21	20

7. OPERATING SURPLUS FOR THE YEAR

	2026 £	*2025 £*
Surplus is stated after charging:		
Depreciation of tangible owned fixed assets	1,184,152	*1,076,057*
Loss on disposal of components	16,684	*20,573*
Auditor's remuneration – audit services excluding VAT	16,750	*15,435*
Auditor's remuneration – non audit services	-	*315*
Amortisation of capital grants	(632,687)	*(571,715)*

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2026 £	*2025 £*
Bank loan interest	406,105	*378,965*

9. OTHER FINANCE CHARGES

	2026 £	*2025 £*
Net interest expense – defined benefit pension scheme	12,000	*11,000*

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

The Association is a Registered Scottish Charity (charity number 2194R(S)) and is exempt from Corporation Tax on its charitable activities.

No corporation tax (2025: £nil) is due from the Association's other activities.

11. NON-CURRENT ASSETS

a) Housing Properties	Housing Properties Held for Letting	Housing Properties in the Course of Construction	Shared Ownership Properties Held for Letting	Total
	£	£	£	£
COST				
At start of the year	47,052,471	2,357,781	551,965	49,962,217
Additions - components	489,850	1,636,419	-	2,126,269
Additions - property	116,005	-	-	116,005
Disposals - components	(252,628)	-	-	(252,628)
Transfers	3,994,200	(3,994,200)	-	-
At end of year	51,399,898	-	551,965	51,951,863
DEPRECIATION				
At start of the year	16,014,902	-	226,362	16,241,264
Charged during year	1,143,488	-	8,384	1,151,872
Eliminated on disposal - components	(235,944)	-	-	(235,944)
Transfers	-	-	-	-
At end of year	16,922,446	-	234,746	17,157,192
NET BOOK VALUE				
At start of the year	*31,037,569*	*2,357,781*	*325,603*	*33,720,953*
At end of the year	*34,477,452*	-	*317,219*	*34,794,671*

Included within housing properties is land of £5,928,275 that is not depreciated *(2025 - £5,908,920)*.

Total expenditure on existing properties in the year amounted to £3,546,285 (*2025 - £3,944,241*). The amount capitalised is £2,242,373 (*2025 - £2,515,249*), with the balance charged to the Statement of Comprehensive Income with the remainder included within expenditure (see note 3). This amount of £489,850 (*2025 - £157,468*), capitalised was spent on component replacements. The properties under construction capitalised sums of £1,636,419 relate to the completion of the external wall insulation project for the year. This project has been completed during the year and the total sum of £3,994,200 has been transferred to properties held for letting. The remaining expenditure on the existing properties of £1,303,912 has been expensed, see note 3, and of this, £335,170 relates to revenue expenditure for the external wall insulation project.

No units *(2025: 0 units)* came off site before 31 March 2026.
One unit was purchased on the open market *(2025 : 0 units)*

b) Other Tangible Assets	**Office Premises**	**Land**	**Office IT & Equipment**	**Total**
	£	**£**	**£**	**£**
COST				
At start of the year	717,277	15,060	57,435	789,772
Additions	-	-	14,304	14,304
Disposals	-	-	-	-
At end of year	717,277	15,060	71,739	804,076
DEPRECIATION				
At start of the year	157,296	-	30,060	187,356
Charged during year	14,346	-	17,934	32,280
Disposals	-	-	-	-
At end of year	171,642	-	47,994	219,636
NET BOOK VALUE				
At start of year	*559,981*	*15,060*	*27,375*	*602,416*
At end of year	545,635	15,060	23,745	584,440

c) Investment Property	**Investment Property**
	£
At start of the year	100,000
Increase in valuation	-
At end of year	100,000

The investment property is a commercial unit leased out at the Calvay Centre. This was valued by JLL, an independent surveyor on 9 March 2023. This is considered the fair value as at 31 March 2026.

12. DEBTORS

	2026	***2025***
	£	***£***
Arrears of rent & service charges	104,018	*115,679*
Less: provision for doubtful debts	(61,525)	*(54,200)*
	42,493	*61,479*
Prepayments and accrued income	102,404	*516,791*
Other debtors	-	-
	144,897	*578,270*

13a. CASH AND CASH EQUIVALENTS

	2026	*2025*
	£	*£*
Cash at bank and in hand	1,635,016	*1,178,048*
Cash equivalents (deposits < 90 days)	-	-
	1,635,016	*1,178,048*

13b. INVESTMENTS

	2026	*2025*
	£	*£*
Investments – deposits with a maturity > 90 days	2,500,000	*2,000,000*

14. CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	*2025*
	£	*£*
Housing loans	271,379	*201,669*
Trade payables	100,405	*784,226*
Rent in advance	204,737	*167,339*
Other taxation and social security	4	*2,894*
Other payable	8,985	*9,663*
Accruals and deferred income	279,628	*126,318*
Retention creditor	148,731	*166,261*
Deferred Government capital grants (note 16)	630,377	*567,007*
	1,644,246	*2,025,377*

15. CREDITORS AMOUNTS FALLING DUE AFTER ONE YEAR

	2026	*2025*
	£	*£*
Housing loans	7,719,950	*5,291,390*
Deferred government capital grants (note 16)	17,481,736	*18,079,191*
	25,201,686	*23,370,581*

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

Loans are secured by specific charges on the Association's properties. The net book value of housing properties secured at the year-end was £7,459,926 (*2025: £7,449,188)*. Loans are repayable at 1.5% and 1.4% plus BOE Base + LAS + 1.5% or 1.4% (*2025 – 1.5% plus BOE base + LAS + 1.5%*) and at a fixed rates of 5.63% and 5.23% in instalments as follows:

The Housing loans are repayable as follows:	2026	*2025*
	£	*£*
Between one and two years	276,504	*206,669*
Between two and five years	3,586,187	*642,007*
In five years or more	3,857,259	*4,442,714*
	7,719,950	*5,291,390*

16. DEFERRED GOVERNMENT CAPITAL GRANTS

	2026 £	*2025 £*
Social Housing Grants		
Balance as at 1 April 2025	18,646,198	*17,157,074*
Additions in year	98,603	*2,060,839*
(Released)/Repaid as the result of property disposal	(2,310)	*(4,708)*
Amortisation in Year	(630,377)	*(567,007)*
Balance as at 31 March 2026	18,112,114	*18,646,198*

Total deferred grants

This is expected to be released to the Statement of Comprehensive Income as follows:

	2026 £	*2025 £*
Amounts released within one year	630,377	*567,007*
Amounts released in one year or more:		
1-2 years	630,377	*567,007*
2-5 years	1,891,131	*1,701,021*
> 5 years	14,960,228	*15,811,163*
	17,481,736	*18,079,191*
	18,112,113	*18,646,198*

17. RETIREMENT BENEFIT OBLIGATIONS

The Association participates in the Scottish Housing Associations' 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 pension schemes in the UK.

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

For accounting purposes, a valuation of the scheme was carried out with an effective date of 30 September each year.

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

The estimated deficit at the last valuation date of 30 September 2024 was £80m with a funding level of 90%. The estimated deficit at the actuary's annual update as at 30 September 2025 was £60m with a funding level of 91%. The estimated deficit as at 31 January 2026 was £64m with a funding level of 91%.

17. RETIREMENT BENEFIT OBLIGATIONS (continued)

Pension Scheme Liability movements:

	2026 (£000s)	***2025 (£000s)***
As at 1 April 2025	(213)	(224)
Current Service Cost	-	-
Net Interest expense	(12)	*(11)*
Expenses	(4)	*(3)*
Deficit Contributions Paid	4	*3*
Impact of change in assumptions	18	*22*
As at 31 March 2026	(207)	*(213)*

PRESENT VALUES OF DEFINED BENEFIT OBLIGATION,

FAIR VALUE OF ASSETS AND DEFINED BENEFIT ASSET (LIABILITY)

	31 March 2026 (£000s)	***31 March 2025 (£000s)***
Fair value of plan assets	1,664	*1,649*
Present value of defined benefit obligation	(1,871)	*(1,862)*
Surplus/(deficit) in plan	(207)	*(213)*
Unrecognised surplus	-	-
Defined benefit (liability) to be recognised	(207)	*(213)*

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	Year ended 31 March 2026 (£000s)	***Year ended 31 March 2025 (£000s)***
Defined benefit obligation at start of period	1,862	*2,047*
Current service cost	-	-
Expenses	4	*3*
Interest expense	105	*98*
Contributions by plan participants	-	-
Actuarial (gains)/losses due to scheme experience	9	*44*
Actuarial (gains)/losses due to changes in demographic assumptions	22	-
Actuarial (gains)/losses due to changes in financial assumptions	(28)	*(230)*
Benefits paid and expenses	(103)	*(100)*
Defined benefit obligation at end of period	1,871	*1,862*

17. RETIREMENT BENEFIT OBLIGATIONS (continued)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS

	Year ended 31 March 2026 (£000s)	*Year ended 31 March 2025 (£000s)*
Fair value of plan assets at start of period	1,649	*1,823*
Interest income	93	*87*
Experience on plan assets (excluding amounts included in interest income) – gain/(loss)	21	*(164)*
Contributions by the employer	4	*3*
Contributions by plan participants	-	-
Benefits paid and expenses	(103)	*(100)*
Fair value of plan assets at end of period	1,664	*1,649*

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2026 was £114,000.

DEFINED BENEFIT COST RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME (SOCI)

	Year ended 31 March 2026 (£000s)	*Year ended 31 March 2025 (£000s)*
Current service cost	-	-
Expenses	4	*3*
Interest	12	*11*
Defined benefit costs recognised in statement of comprehensive income (SOCI)	16	*14*

DEFINED BENEFIT COST RECOGNISED IN STATEMENT OF OTHER COMPREHENSIVE INCOME (SOCI)

	Year ended 31 March 2026 (£000s)	*Year ended 31 March 2025 (£000s)*
Experience on plan assets (excluding amounts included in net interest cost) – (loss)/gain	21	*(164)*
Experience gains and losses arising on the plan liabilities – gain/(loss)	(9)	*(44)*
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain/(loss)	(22)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain	28	*230*
Total actuarial gains and losses recognised in other comprehensive income – gain/(loss)	18	*22*

17. RETIREMENT BENEFIT OBLIGATIONS (continued)

ASSETS	31 March 2026 (£000s)	*31 March 2025 (£000s)*
Global Equity	220	*191*
Liquid Alternatives	318	*304*
Insurance Linked Securities	3	*6*
Property	87	*82*
Infrastructure	-	-
Private Equity	4	*1*
Real Assets	165	*197*
Private Credit	214	*206*
Credit	76	*70*
Investment Grade Credit	70	*75*
Cash	1	*9*
Long Lease Property	-	*1*
Secured Income	22	*38*
Liability Driven Investment	459	*464*
Currency Hedging	-	*3*
Net Current Assets	25	*2*
	1,664	*1,649*

KEY ASSUMPTIONS

	31 March 2026 % per annum	*31 March 2025 % per annum*
Discount Rate	6.08	*5.82*
Inflation (RPI)	3.31	*3.10*
Inflation (CPI)	3.03	*2.79*
Salary Growth	4.03	*3.79*
Allowance for commutation of pension for cash at retirement	75% of Maximum Allowance	*75% of maximum allowance*

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

	2026 Life expectancy at age 65 (Years)	*2025 Life expectancy at age 65 (Years)*
Male retiring in 2026	20.7	*20.2*
Female retiring in 2026	22.9	*22.7*
Male retiring in 2046	21.9	*21.5*
Female retiring in 2046	24.4	*24.2*

17. RETIREMENT BENEFIT OBLIGATIONS (continued)

Assumptions in respect of discount rates and inflation will vary from year to year, as will the value of assets and will be dependent on circumstances at the date of valuation.

The Association has been notified by TPT of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2025. As of this date the estimated employer debt for the Association was £456,682 (2025: £595,227).

Scheme Benefit Review
The Trustee has carried out a review comparing the benefits provided to Scheme members with the requirements of the Scheme documentation. It has received legal advice that there is sufficient uncertainty regarding the effect of some benefit changes that the Court should be asked to provide clarity; to provide the Trustee with the certainty it needs to properly administer the Scheme.

The Court hearing concluded in March 2025, with the Court's determination still to be confirmed. Once the court has made its determination, the Trustee and its advisers will consider the outcome and communicate next steps to employers. Depending on the outcome of the hearing, it may be necessary to ask further questions of the Court to clarify certain additional points.

Should the Court decide that the historic benefit changes need to be applied differently, then some member benefits would need to be increased, which would increase the value placed on Scheme liabilities. No allowance has been made for potential additional liabilities within the estimate provided above.

18. SHARE CAPITAL

	2026	***2025***
	£	***£***
Share of £1 each issued and fully paid		
At 1 April 2025	50	*40*
Issued in year	1	*12*
Cancelled in year	(6)	*(2)*
As at 31 March 2026	45	*50*

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividends 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 member's meetings.

19. STATEMENT OF CASH FLOWS

Reconciliation of operating surplus to cash flow from operating activities	**2026**	***2025***
	£	***£***
Operating surplus	441,497	*246,784*
Depreciation	1,200,836	*1,096,630*
Amortisation of capital grants	(632,687)	*(571,715)*
Change in debtors	433,373	*(425,894)*
Change in creditors	(514,212)	*670,668*
Cancelled Shares	(6)	*(2)*
Cash inflow from operating activities	928,801	*1,016,471*

20. ANALYSIS OF CHANGES IN NET DEBT

	As at 1 April 2025	Cash Flows	Non Cash Changes	As at 31 March 2026
	£	£	£	£
Cash at bank	*1,178,048*	456,968	-	1,635,016
Investments	*2,000,000*	500,000	-	2,500,000
Loans falling due within one year	*(201,669)*	142,474	(212,184)	(271,379)
Loans falling due after more than one year	*(5,291,390)*	(2,640,744)	212,184	(7,719,950)
TOTAL	*(2,315,011)*	(1,541,302)	-	(3,856,313)

21. HOUSING STOCK

The number of units of accommodation in management at the year-end was:	**2026**	***2025***
	No.	***No.***
General Needs	869	*868*
Shared Ownership	14	*14*
	883	*882*

22. OTHER PROPERTIES

	2026	***2025***
	No.	***No.***
Office	1	*1*
Investment property – shop unit	1	*1*
	2	*2*

Part of the office is leased to Quarriers, a charity, providing services to the local community including the tenants of the Association. As this is viewed as a furtherance of the Association's own charitable objectives and activities, this part of the office is included in other fixed assets at historical cost and not as an investment property. The rent is included in rental income from general needs units.

23. RELATED PARTY TRANSACTIONS

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 102. The related party relationships of the members of the Management Committee are summarised as:

- 6 Members *(2025: 6)* are tenants of the Association
- Management Committee members cannot use their position to their advantage. 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 were as follows:

- Rent Received from Committee members and from close family members of the Committee was £43,374 *(2025: £48,822).*
- At the year-end total rent arrears owed by Committee members and close family members of the Committee were £988 *(2025: £310).* Rent prepaid at the year totalled £2,469 *(2025: £3,439).*

Reimbursed expenses totalling £1,357 *(2025: £1,537)* were paid to the Management Committee members in the year to 31 March 2026.

24. DETAILS OF THE ASSOCIATION

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

The Association's principal place of business is 16 Calvay Road, Glasgow, G33 4RQ.

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

25. CAPITAL COMMITMENTS

	2026 £	2025 £
Expenditure authorised by the Management committee and contracted for	315,990	*1,851,082*
Expenditure authorised by the Management committee not contracted for	-	-
	315,990	*1,851,082*
Funded by:		
Social Housing Grant	-	-
External Funding	133,590	*1,851,082*
Reserves	-	-
Insurance Receipts	182,400	-
	315,990	*1,851,082*

This capital commitment is in respect of the completion of the EWI project and a fire damaged property – (2025: EWI project only).