Registered Housing Association Number: HCB 277
Charity Registration Number: SC041911
FCA Reference Number: 2420R (S)

RUCHAZIE HOUSING ASSOCIATION LIMITED

REPORT and FINANCIAL STATEMENTS

For the year ended 31 March 2026

RUCHAZIE HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2026

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RUCHAZIE HOUSING ASSOCIATION LIMITED

THE MANAGEMENT COMMITTEE, EXECUTIVES and ADVISERS

For the year ended 31 March 2026

Members of the Management Committee

M Caldwell	Chairperson
T McGuigan	Vice Chairperson
D Campbell	Secretary
H Holland	Committee Member
A Macdonald	Committee Member (resigned 30 October 2025)
D Mackenzie	Committee Member
G Bell	Committee Member
K Philips	Committee Member
D Khan	Committee Member (resigned 24 September 2025, co-opted to Audit & Risk Committee 24 September 2025)
C McLellan	Committee Member
C Park	Committee Member
J Fraser	Committee Member (elected 24 September 2025)
L Sichi	Committee Member (elected 26 March 2026)
J McKenna	Co-optee (co-opted 30 April 2026)

Executive Officers

J Shields	Director

Registered Office
24 Avondale Street
Ruchazie
Glasgow
G33 3QS

External Auditor
CT Audit Limited
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Internal Auditor
TC Alexander Sloan Limited
Accountants & Business Advisers
180 St Vincent St
Glasgow
G2 5SG

Bankers
The Royal Bank of Scotland Plc
Glasgow Parkhead (A) Branch
1304 Duke Street
Glasgow
G31 5PZ

Solicitors
BTO Solicitors LLP
48 St Vincent Street
Glasgow
G2 5HS

Solicitors
TC Young
7 West George St
Glasgow
G2 1BA

RUCHAZIE HOUSING ASSOCIATION LIMITED

REPORT from 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. 1825R (S). The Association is governed under its Rule Book. The Association is a Registered Scottish Charity with the charity number SC041911.

Principal Activities
The principal activities of the Association are:
- The provision and management of affordable rented social housing.
- The maintenance and repair of the Associations' properties
- The provision of a factoring service to private tenants

Management Committee
The Association's Governing Body is its Management Committee, which is accountable to the wider membership. Committee members serve in a voluntary capacity, and the Association recognises the importance of maintaining high standards of professionalism in all aspects of its work. Governance is taken seriously, and during the year the Association continued to build on previous work to strengthen its governance arrangements. The Management Committee undertakes an annual review of its skills and development needs. At 31 March 2026, there were eleven Committee members and one member filling a casual vacancy. The Committee met nine times during the year, through a combination of in-person and hybrid meetings.

The Association's Business Plan for 2025–2030 sets out the following five strategic objectives:
- Deliver high-quality services that protect tenants and put customers first.
- Provide high-quality affordable homes in a well-managed, safe and attractive community where people want to live.
- Manage financial resources to protect tenants' interests through sound governance and effective risk and financial management.
- Support staff to deliver excellent services to customers.
- Be an effective and active partner in supporting and sustaining the community.

The Scottish Housing Regulator published engagement plans in March 2025 and March 2026 confirming the Association's engagement status. The Regulator stated that it does not require any further assurance from Ruchazie Housing Association at this time, other than the annual regulatory returns required from all Registered Social Landlords.

Review of business and future developments
The sector continues to face significant challenges, including increased costs for both the Association and its tenants, which affect households' ability to meet day-to-day living costs. During the year, the Association was able to access funding to support families within the community.

Rent collection and void management remain key areas of focus for the Association. Arrears remain comparable with peer organisations, and the Association continues to work with tenants to maximise rental income while providing support to those experiencing difficulties through its partnership with GEMAP.

The Association's investment programme continues to improve its properties. During the year, the following works were carried out:
- Replacement kitchens were installed.
- Wooden soffits were replaced with improved UPVC installations across some of our stock, and external paintwork was carried out at Phase 3A.

The Association continues to meet compliance requirements across all properties, including gas safety checks, electrical installation checks, legionella surveys, and the replacement of smoke, heat and carbon monoxide alarms where required.

Performance
Performance remains strong, with tenant satisfaction increasing across service delivery and neighbourhood management. The Association continues to perform well in comparison with its peers and landlords operating in the geographical area.

The Management Committee monitors performance on a quarterly basis, while staff and management review key indicators each month. These indicators are required for the Annual Return on the Charter and include rent collection and arrears, response times for repairs, responses to complaints and anti-social behaviour, and the completion of adaptations.

Risk Management
Like all businesses, the Association faces a wide variety of risks. The key risk themes identified by the Committee are:

- Financial resilience.
- Limited collaboration.
- External factors and societal changes.
- Staff retention and development.
- Data loss and cyber security.

In managing risk, the Association is supported by RSM, an external consultant, to identify, assess and manage risks. All risks, causes, effects, controls and assurance activities are recorded on a secure portal, from which accurate and up-to-date reports can be produced at any time.

Risk is mitigated through close attention to external information and advice, membership of professional and representative bodies, and the adoption of good practice across all areas of activity.

All risks are reviewed at regular intervals, depending on the level of residual risk following mitigation by the risk owner. Risks are reviewed quarterly by the Audit & Risk Committee and at least annually by the Management Committee, with reports provided as appropriate.

Proposed Development
The Association is working with partners and other stakeholders to progress the proposed development of the St Philip's Church site. Glasgow City Council planning officials have requested that the wider site be considered for development. These plans are currently under review, and further funding is awaited to progress the feasibility of the proposal.

Sustainability
The Sustainability Reporting Standard for Social Housing (SRS) was launched in November 2020 as a means for housing associations to demonstrate their environmental, social and governance (ESG) credentials.

The Management Committee has been made aware of the Sustainability Reporting Standard and the potential requirements for Registered Social Landlords to undertake assessments and provide information to potential lenders should future finance be required. The Management Committee will continue to monitor the external environment in relation to any such requirements.

information to potential lenders should any future finance be required. The Management Committee will continue to monitor the external environment in regard to any requirements.

Financial Review
The Association made a surplus for the year of £355,539 (2025: £310,095).

Additions to housing properties at £252,002 (2025: £221,966) spend on component replacement which has been capitalised.

Turnover of £1,525,249 (2025: £1,445,734) relates to income from the letting of properties at affordable rents. Rent increases in the year were 4.75% (2025: 6.5%).

At 31 March 2026 £3,543,410 (2025: £3,187,871) was held in revenue reserves.

Reserves
The Association needs to have reserves to ensure the organisation can function into the future and meet its future liabilities, including the major repairs and investment needs of its properties. The revenue reserve of £3,543,410 (2025: £3,187,871) reflects primarily the past investment in housing stock and reserves for future major repairs. The Association has a cash level of £717k (2025: £1.177m) to support its future plans and operating requirements. The Association reviews its maintenance spending plans regularly and re-assesses them in relation to reserves and cash flows.

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.

Treasury Management
The Management Committee follows a prudent approach to the financial affairs of the Association and retains close control of these. Investments are regularly reviewed to ensure that the Association achieves a good return on cash balances, whilst spreading the risk of investments across institutions. The Management Committee also keeps the Association's loan portfolio under review and monitors the impact of financial decisions on the loan covenant conditions that the Association is currently required to meet. The Association repaid one maturing loan in July 2025 and has four remaining loans between two lenders. The Association has not taken on any new debt during the year but has entered into a Revolving Credit Facility arrangement over a five-year term. The Association, as a matter of policy, does not enter into transactions of a speculative nature. Surplus funds are managed carefully using long-established banks or building societies. The treasury management position of the Association is reviewed by the Management Committee every quarter and the Treasury Management Strategy is considered and reviewed by the Management Committee annually.

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 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;
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business;
- 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. 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.

The Management Committee must, in determining how amounts are presented within items in the income and expenditure account and balance sheet, have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting practices.

In so far as the Management Committee are aware:

- there is no relevant audit information (information needed by the Housing Association's auditors in connection with preparing their report) of which the Association's auditors are unaware, and

- the Management Committee have 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 auditors are aware of that information.

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.

Donations
During the year, the Association paid £250 in charitable donations (2025: £nil)

Auditors
A resolution to re-appoint CT Audit Limited, will be proposed at the Annual General Meeting.

Statement on Internal Financial Control

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:

1. 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 the Association's assets;
2. experience and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
3. 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;
4. 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;
5. regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
6. all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures through the Management Committee;
7. 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
8. 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 for the financial statements.

BY ORDER OF THE MANAGEMENT COMMITTEE

D Campbell
Secretary

17th September 2026

RUCHAZIE HOUSING ASSOCIATION

REPORT by the AUDITOR to the MANAGEMENT COMMITTEE on

CORPORATE GOVERNANCE MATTERS

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 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 relating to corporate governance matters within Bulletin 2006/5 issued by the Auditing Practices Board. 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 reasons given for non-compliance.

Opinion
In our opinion the Statement on Internal Financial Control on page 5 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes 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 with in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

CT Audit

CT Audit Limited
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

18 September 2026

INDEPENDENT AUDITORS REPORT to the MEMBERS of

RUCHAZIE HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2026

Opinion

We have audited the financial statements of Ruchazie 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 Changes in Capital and Reserves, the Statement of Cash Flows and the 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 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 – 2024.

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 other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in which the ISAs (UK) require us to report to you where:

- the Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Management Committee has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Management Committee are responsible for the other information. The other information comprises the information included 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 we do not express any form of assurance conclusion thereon.

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:

- 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 5, 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 are 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 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:

We gained an understanding of the legal and regulatory framework applicable to the Association and the industry in which it operates and considered the risk of acts by the Association which were contrary to applicable laws and regulations, including fraud. These included but were not limited to the Housing SORP 2018, the Co-operative and Community Benefit Societies Act 2014 and the Housing (Scotland) Act 2010.

We focused on laws and regulations that could give rise to a material misstatement in the Association's financial statements. Our tests included, but were not limited to:

- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of the members;
- review of minutes of board meetings throughout the period;
- review of legal correspondence or invoices, and
- obtaining an understanding of the control environment in monitoring compliance with laws and regulations.

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

There are inherent limitations in an audit of financial statements and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

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

Use of our report
This report is made solely to the Association's members, as a body, in accordance with 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.

CT Audit

CT Audit Limited
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

18 September **2026**

RUCHAZIE HOUSING ASSOCIATION LIMITED

STATEMENT of COMPREHENSIVE INCOME

For the year ended 31 March 2026

	Notes	£	2026 £	£	2025 £
Revenue	2		1,525,249		1,445,734
Operating costs	2		(1,161,814)		(1,116,041)
Operating surplus	2, 8		363,435		329,693
Interest receivable and other similar income		16,345		34,043	
Interest payable and other similar charges	7	(45,241)		(79,641)	
Other finance charges	10	(6,000)		(6,000)	
			(34,896)		(51,598)
Surplus for the year			**328,539**		**278,095**
Other comprehensive income					
Movement in fair value of Commercial Properties	11		-		16,000
Actuarial gains/(losses) in respect of pension scheme	23		27,000		16,000
Total comprehensive income			355,539		310,095

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 17th September 2026.

..... M Caldwell
Chairperson

..... G Bell
Committee Member

..... D Campbell
Secretary

The notes on pages 15 to 31 form part of these financial statements.

RUCHAZIE HOUSING ASSOCIATION LIMITED

STATEMENT of FINANCIAL POSITION

As at 31 March 2026

	Notes	£	2026 £	£	2025 £
Non-current asset					
Housing properties – depreciated cost	11(a)		11,421,886		11,590,884
Other tangible fixed assets	11(b)		70,162		67,293
			11,492,048		11,658,177
Current assets					
Debtor	13	164,331		162,579	
Cash and cash equivalents	14(a)	492,291		601,720	
Investments - cash on deposit	14(b)	225,001		575,000	
		881,623		1,339,299	
Creditors: amounts falling due within one year	15	(285,877)		(837,720)	
Net current assets			595,746		501,579
Creditors: amounts falling due after more than one year:					
Housing property loans	16		(979,064)		(1,071,706)
Provision for liabilities					
Pension – defined benefit liability	23		(94,166)		(115,166)
Deferred income					
Social Housing Grants	18		(7,471,084)		(7,784,943)
			3,543,480		3,187,941
Equity					
Share capital	19		70		70
Revenue reserve	19		3,543,410		3,187,871
			3,543,480		3,187,941

The financial statements were approved by the Management Committee, authorised for issue and signed on its behalf on 17th September 2026.

..... M Caldwell
Chairperson

..... G Bell
Committee Member

..... D Campbell
Secretary

The notes on pages 15 to 31 form part of these financial statements.

RUCHAZIE HOUSING ASSOCIATION LIMITED

STATEMENT of CASH FLOWS

For the year ended 31 March 2026

	Notes		2026		2025
		£	£	£	£
Net cash inflow from operating Activities	17		477,680		594,348
Investing activities					
Purchase of other fixed assets		(258,422)		(223,790)	
Transfer from /(to) Investment					
Deposit Accounts		349,999		(225,000)	
Net cash flow from investing activities			91,577		(448,790)
Net cash inflow before financing			569,257		145,558
Financing activities					
Issue of ordinary share capital		2		3	
Interest received		16,345		34,043	
Interest paid		(45,241)		(79,641)	
Loan principal repayments		(649,792)		(118,940)	
Net cash outflow from financing			(678,686)		(164,535)
Increase / (Decrease) in cash			(109,429)		(18,977)
Opening cash and cash equivalents			601,720		620,697
Closing cash and cash equivalents			492,291		601,720

Analysis of Changes in Net Debt

	2025	Cash flows	Non-cash changes	2026
	£	£	£	£
Long-term borrowings	(1,071,706)	-	92,642	(979,064)
Short-term borrowings	(645,941)	649,792	(92,642)	(88,791)
Total liabilities	(1,717,647)	649,792	-	(1,067,855)
Cash and cash equivalents	601,720	(109,429)	-	492,291
Investments	575,000	(349,999)	-	225,001
Total net debt	(540,927)	190,364	-	(350,563)

The notes on pages 15 to 31 form part of these financial statements.

RUCHAZIE 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	70	3,187,871	3,187,941
Issue of shares	2	-	2
Cancelled shares	(2)	-	(2)
Surplus for year	-	355,539	355,539
Balance as at 31 March 2026	70	3,543,410	3,543,480

	Share Capital £	Revenue Reserve £	Total £
Balance as at 1 April 2024	70	2,877,776	2,877,846
Issue of shares	3	-	3
Cancelled shares	(3)	-	(3)
Surplus for year	-	310,095	310,095
Balance as at 31 March 2025	70	3,187,871	3,187,941

The notes on pages 15 to 31 form part of these financial statements.

1. 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
The Financial Statements have been prepared in accordance with applicable Accounting Standards, the Statement of Recommended Practice – Accounting by Registered Social Landlords 2018, and on the historical cost basis. They also comply with the requirements of the Determination of Housing Requirements 2024 as issued by the Scottish Housing Regulator.

The presentational and functional currency of the Association is pounds sterling.

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).

The following principal account policies have been applied:

Going concern
The Association has a healthy cash and net current asset position and thus the Management Committee are satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus, the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Revenue
The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised as expenditure 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 it relates.

Retirement Benefits
The Association moved to the SHAPS defined contribution scheme on leaving the defined benefit scheme on 1st September 2020. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

The Association previously participated in the Scottish Housing Association Defined Benefits Pension Scheme 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 Association accounts for the pension scheme on a defined benefit basis based on its share of scheme assets and liabilities as determined by the actuary. Defined benefit costs are recognised in the Statement of Comprehensive Income within operating costs. Actuarial gains and losses are recognised in Other Comprehensive Income.

Historically the scheme was accounted for as a defined contribution scheme as there was insufficient information for each social landlord's share of SHAPS to allow for defined benefit accounting. The liability previously recognised for the present value of the social landlord's deficit funding agreement has been derecognised. The difference between the deficit funding agreement liability social landlords historically recognised for SHAPS, and the net Defined Benefit deficit for SHAPS, has been recognised in other comprehensive income (OCI).

1. Principal Accounting Policies (continued)

Further details of the scheme and its assumptions are included at note 22.

Valuation of Housing Properties
Housing Properties are stated at cost less accumulated depreciation. Housing under construction and Land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 11. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

Where properties are purchased in a used state, the useful lives of components are assessed individually and the basis might differ to those listed below.

Component	Useful Economic Life
Central Heating	15 years straight line
Kitchens	18 years straight line
Door Entry Systems & Renewables	20 years straight line
Bathrooms, Windows, Radiators, Rewiring & Rainwater Goods	30 years straight line
Doors (internal and external)	30-45 years straight line
External Render, Roof Coverings & Structure	50 years straight line

Depreciation and Impairment of Other Non-Current Assets
A non-current asset is an asset which costs £1,000 including VAT or more to purchase, with a useful life of more than one year; or assets of a lesser value may be capitalised if they form part of a group, with a group value in excess of £1,000 including VAT with an individual value greater than £100.

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

Office Premises	3.5% straight line
Office Premises – Other fittings	7% straight line
Office Furniture and Equipment	33% straight line

A full year's depreciation is charged in the year of purchase. No charge is made in the year of disposal. The carrying value of non-current assets is reviewed for impairment at the end of each reporting year.

Commercial Properties
The commercial properties are carried at fair value determined by external valuers and derived from the current market rents and commercial property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

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 three months from date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Current Asset Investments
Current asset investments are represented by long term deposits with financial institutions repayable after more than three months.

1. Principal Accounting Policies (continued)

Social Housing Grant and Other Grants in Advance/Arrears
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 it relates.

Social Housing Grant attributed to individual components is written off to the Income and Expenditure Account when these components are replaced.

Social Housing Grant received in respect of revenue expenditure is credited to the Income and Expenditure Account in the same year as the expenditure to which it relates.

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.

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:

Rent Arrears – Bad Debt Provision
The Association assesses the recoverability of rent arrears through a detailed assessment process which considers: tenant payment history, arrangement in place, and court action.

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.

Useful Lives of Other Fixed Assets
The useful lives of other fixed assets are based on the knowledge of senior management at the Association with reference to expected asset lifecycles.

Pension Liabilities
This has relied on the actuarial assumptions of qualified actuaries which have been reviewed and are considered reasonable and appropriate.

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

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.

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

1. Principal Accounting Policies (continued)

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

These are recognised 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.

2. Particulars of Revenue, Cost of Sales, Operating Costs and Operating Surplus

	Note	Revenue	Operating costs	2026 Operating surplus/ (deficit)	Revenue	Operating costs	2025 Operating surplus/ (deficit)
		£	£	£	£	£	£
Social letting activities	3	1,452,952	(1,086,345)	366,607	1,402,511	(1,077,275)	325,236
Other activities	4	72,297	(75,469)	(3,172)	43,223	(38,766)	4,457
Total		1,525,249	(1,161,814)	363,435	1,445,734	(1,116,041)	329,693

3. Particulars of Income and Expenditure from Social Lettings

	General Needs Housing 2026 Total £	General Needs Housing 2025 Total £
Revenue from lettings		
Rent receivable net of identifiable service charges	1,140,724	1,089,073
Service charges receivable	2,701	2,579
Gross rents receivable	1,143,425	1,091,652
Less: Rent losses/write backs from voids	(3,232)	(2,013)
Net rents receivable	1,140,193	1,089,639
Amortisation of Social Housing and Other Grants	312,759	312,872
Total income from social letting	1,452,952	1,402,511
Expenditure on social letting activities		
Management and maintenance administration costs	411,562	406,025
Planned and cyclical maintenance including major repairs	135,973	153,738
Reactive maintenance	109,973	102,284
Service charge costs	2,701	2,579
Community engagement costs	2,110	2,269
Bad debts – rents and services charges	4,512	(1,181)
Depreciation of social housing	419,514	411,561
Operating costs of social housing	1,086,345	1,077,275
Operating surplus on social letting activities	366,607	325,236

4. Particulars of Income and Expenditure from Other Activities

	Grants from Scottish Ministers	Other Revenue grants	Supporting People income	Other income	Total turnover	Operating costs - bad debts	Operating costs - other	Operating surplus/ (deficit) 2026	Operating surplus (deficit) 2025
	£	£	£	£	£	£	£	£	£
Wider Role	-	-	-	250	250	-	(250)	-	-
Stage 3 applications	-	5,836	-	-	5,836	-	(5,392)	444	677
Recharges	-	-	-	3,051	3,051	(647)	(3,051)	(647)	150
Factoring	-	-	-	678	678	-	(432)	246	222
Support activities	-	-	3,000	-	3,000	-	(3,000)	-	-
Other income/(expenditure)	-	1,200	-	58,282	59,482	-	(62,697)	(3,215)	3,408
Total from other activities	-	7,036	3,000	62,261	72,297	(647)	(74,822)	(3,172)	4,457
Total from other activities for 2025	-	24,329	7,050	11,844	43,223	102	(38,868)	4,457	

5. Committee Member and 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. The Association considers key management personnel to be members of the Management Committee and the Director. No emoluments were paid to any member of the management committee during the year (2025: £nil).

	2026 £	2025 £
Aggregate emoluments payable to officers with emoluments greater than £60,000 (excluding pension contributions)	-	-
Total emoluments paid to key management personnel	40,815	40,816
Employer NI in respect of key management personnel	5,372	4,377
Pension contributions in respect of key management personnel	14,881	14,788
	61,068	59,981

Total number of officers including the highest paid officer, who received Emoluments (excluding pension contributions) over £60,000 is Nil.

No payments (2025: £nil) were made to management committee members during the year for reimbursement of expenses.

6. Employee Information

	2026 £	2025 £
Staff costs during the year:		
Wages and salaries	222,795	175,270
Social Security costs	17,242	11,860
Pension costs	40,328	36,647
	280,365	223,777

During the year, past service deficit contributions of £nil (2025: £nil) were paid. Pension scheme management costs of £1,689 (2025: £1,640) and defined contribution life assurance premiums of £1,069 (2025: £802) are included in pension costs above.

	No.	No.
The average number of full-time equivalent persons employed during the year was	5.25	4.5

7. Interest payable and similar charges

	2026 £	2025 £
Bank loans and overdrafts	45,241	79,641

8. Operating Surplus for the year

	2026	2025
	£	£
Surplus is stated after charging/(crediting):		
Depreciation of tangible owned fixed assets	423,065	417,020
Auditor's remuneration – audit services (exc VAT)	11,550	11,000
Internal Auditor's fees (exc VAT)	1,906	5,161
Operating lease rentals – Other	1,074	1,074
Loss on disposal of fixed assets	386	246
Amortisation of capital grants	(312,759)	(312,872)

9. Tax on Surplus on Ordinary Activities

The Association is a Registered Scottish Charity and is exempt from Corporation Tax on its charitable activities.

10. Other Finance Income/Charges

	2026	2025
	£	£
Defined benefit pension interest expense	6,000	6,000

11. Non-current assets

	Housing Properties Held for Letting
	£
(a) Housing properties	
Cost	
At start of year	19,842,279
Additions	252,002
Disposals	(38,741)
At end of year	20,055,540
Depreciation	
At start of year	8,251,395
Charged during year	419,514
Eliminated on disposal	(37,255)
At end of year	8,633,654
Net book value	
At end of year	11,421,886
At start of year	11,590,884

The total expenditure on existing properties during the year was £497,948 (2025: £477,988). Of this, £252,002 (2025: £221,966) has been capitalised. The remaining £245,946 (2025: £256,022) was charged to the statement of comprehensive income as a revenue expense.

All land and housing properties are heritable.

Expenditure on Housing Properties	2026 Component Replacement £	2026 Improvement £	2025 Component Replacement £	2025 Improvement £
Amounts Capitalised	172,026	79,976	201,229	20,737
Amounts Charged to Statement of Comprehensive income	-	245,946	-	256,022

11. Non-current assets	Commercial Properties £	Office Premises £	Office Furniture & Equipment £	Total £
(b) Other tangible assets				
Cost				
At start of year	50,000	51,494	41,537	143,031
Additions	-	-	6,420	6,420
Revaluations	-	-	-	-
At end of year	50,000	51,494	47,957	149,451
Depreciation				
At start of year	-	35,416	40,322	75,738
Charged during year	-	804	2,747	3,551
At end of year	-	36,220	43,069	79,289
Net book value				
At end of year	50,000	15,274	4,888	70,162
At start of year	50,000	16,078	1,215	67,293

The commercial property (1 shop unit) was revalued by DM Hall, Chartered Surveyors at 31st July 2025 on a market value basis. The Management Committee consider this to be the fair value at 31st March 2026.

12. Commitments Under Operating Leases	2026 £	2025 £
At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:		
Not later than one year	991	1,074
Later than one year and not later than five years	558	1,818
	1,549	2,892

13. Debtors	2026	2025
	£	£
Arrears of rent and service charges	39,305	33,311
Less: Provision for doubtful debts	(19,650)	(16,731)
	19,655	**16,580**
Other Receivable	15,323	16,128
Prepayments and accrued income	129,353	129,871
	164,331	162,579

14(a). Cash and Cash Equivalents	2026	2025
	£	£
Cash - Balances held in current accounts	342,291	251,720
Cash Equivalents	150,000	350,000
	492,291	601,720

14(b). Investments	2026	2025
	£	£
Balances held in deposit accounts > 3 months maturity	225,001	575,000
	225,001	575,000

15. Creditors: amounts falling due within one year	2026	2025
	£	£
Bank loans and overdrafts	88,791	645,941
Trade payable	16,697	15,694
Rent in advance	64,012	58,828
Other taxation and Social Security	6,323	4,299
Other payables	383	-
Accruals and deferred income	109,671	112,958
	285,877	837,720

16. Creditors: amounts falling due after one year	2026	2025
	£	£
Housing loans	979,064	1,071,706

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

Loans are secured, by specific charges on the Association's housing properties. The net book value of housing properties secured at the year-end was £6,920,755 (2025: £6,952,002). Loans outstanding to the Nationwide Building Society are repayable at variable rate interest of SONIA+0.45% loan margin. Loans outstanding to the Royal Bank of Scotland are repayable at a fixed rate 0.2775% +1.5% loan margin.

These loans are due for repayment in instalments as detailed below.

	2026	2025
	£	£
Amounts due within one year	88,791	645,941
Amounts due in one year or more but less than two years	88,791	84,941
Amounts due in two years or more but less than five years	266,372	254,823
Amounts due in more than five years	623,901	731,942
	1,067,855	1,717,647
Less: amounts shown in current liabilities	88,791	645,941
	979,064	1,071,706

17. Statement of Cash Flows	**2026**	**2025**
	£	£
Reconciliation of operating surplus to balance as at 31 March 2026		
Operating surplus	363,435	329,693
Depreciation	423,065	417,020
Amortisation of Capital Grants	(312,759)	(312,872)
Loss on assets scrapped	386	246
Change in debtors	(1,752)	151,612
Change in creditors	5,307	8,652
Cancelled shares	(2)	(3)
Balance as at 31 March 2026	477,680	594,348

18. Deferred Income	**2026**	**2025**
	£	£
Social Housing Grants		
Balance as at 1 April 2025	7,784,943	8,098,397
Grants received in year	-	-
Released as the result of property disposal	(1,100)	(582)
Amortisation in year	(312,759)	(312,872)
Balance as at 31 March 2026	7,471,084	7,784,943
Total deferred grants	7,471,084	7,784,943

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

Amounts due within one year	312,759	312,872
Amounts due in one year or more	7,158,325	7,472,071
	7,471,084	7,784,943

19. Reserves

	2026	2025
	£	£
Share capital		
Shares of £1 issued and fully paid		
At 1 April 2025	70	70
Issued in year	2	3
Cancelled in year	(2)	(3)
At 31 March 2026	70	70

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 members' meetings.

Reserves	2026	2025
	£	£
At 1 April 2025	3,187,871	2,877,776
Surplus for year	355,539	310,095
At 31 March 2026	3,543,410	3,187,871

20. Housing Stock

	2026	2025
	£	£
The number of units of accommodation in management at the year-end was:		
General needs – new build	202	202
General needs – improved	24	24
General needs – commercial	1	1
	227	227

21. 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:

- Members are tenants of the Association
- Members are factored owners
- 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 tenants on the Committee - £4,283 (2025: £9,093).
- At the year-end total rent arrears owed by the tenant members of the Committee were £nil (2025: £nil).
- Grant funded fuel support payments totalling £nil (2025: £70) were distributed to tenant members of the Committee.

22. Details of 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 24 Avondale Street, Ruchazie, Glasgow G33 3QS.

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

23. Retirement Benefit Obligations

The Association participated 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 Association moved to a defined contribution scheme on 1st September 2020 but has a net liability for the past service deficit in the defined benefit scheme.

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 last triennial valuation of the Scheme for funding purposes was carried out as at 30 September 2024. The valuation has revealed a deficit of £79.5m. A Recovery Plan has been put in place to eliminate the deficit over a four-year term and is expected to run to from 1st April 2026 to 31 March 2030 (depending on funding levels) for the majority of employers, although certain employers have different arrangements.

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 financial years ending on or before 28 February 2019, it has not been possible for the Association to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Association had accounted for the Scheme as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Association to account for the Scheme as a defined benefit scheme.

For accounting purposes, a valuation of the scheme was carried out with an effective date of 30 September each year. The liability figures from this valuation were rolled forward for accounting year-ends from 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 at the accounting period start and end dates.

23. Retirement Benefit Obligations (continued)

	2026 £	2025 £
As at 1 April 2025	115,166	125,166
Net interest expense	6,000	6,000
Expenses	1,829	1,640
Contributions by employer	(1,829)	(1,640)
Impact of change in assumptions	(27,000)	(16,000)
As at 31 March 2026	94,166	115,166

The Association has past service deficit commitments to pay of £20,922 (2026: £nil) during the year ended 31 March 2027.

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

	2026 £'000s	2025 £'000s
Fair value of plan assets	798	834
Present value of defined benefit obligation	(892)	(949)
Surplus/(deficit) in plan	(94)	(115)
Defined benefit asset/(liability) to be recognised	(94)	(115)

Reconciliation of opening and closing balances of the defined benefit obligation

	Period ended 31 March 2026 £'000s
Defined benefit obligation at start of period	949
Expenses	2
Interest expense	54
Actuarial losses/(gains) due to scheme experience	(65)
Actuarial losses/(gains) due to changes in demographic assumptions	10
Actuarial losses/(gains) due to changes in financial assumptions	(18)
Benefits paid and expenses	(40)
Defined benefit obligation at end of period	892

23. Retirement Benefit Obligations (continued)

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

	Period ended 31 March 2026 £'000s
Fair value of plan assets at start of period	834
Interest income	48
Experience on plan assets (excluding amounts included in interest income - gain/(loss)	(46)
Contributions by the employer	2
Benefits paid and expenses	(40)
Fair value of plan assets at end of period	798

Defined benefit costs recognised in statement of comprehensive income (SOCI)

	Period ended 31 March 2026 £'000s
Expenses	2
Net Interest expense	6
Defined benefit costs recognised in statement of comprehensive income (SoCI)	8

Defined benefit costs recognised in other comprehensive income

	Period ended 31 March 2026 £'000s
Experience on plan assets (excluding amounts included in net interest costs) – gain/(loss)	(46)
Experience gains and losses arising on the plan liabilities – gain/(loss)	65
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain/(loss)	(10)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations – gain/(loss)	18
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) – gain/(loss)	27
Total amount recognises in other comprehensive income – gain/(loss)	27

23. Retirement Benefit Obligations (continued)

Review of historic scheme benefit changes

In May 2021 the Scheme Trustee (TPT Retirement Solutions) notified employers of a review of historic scheme benefit changes, and this review has raised legal questions regarding whether and when some historic benefit changes should take effect, the outcome of which could give rise to an increase in liabilities for some employers. The Scheme Trustee determined that it is prudent to seek clarification from the Court on these items. The court hearing concluded in March 2025 with a judgement anticipated in Summer 2026.

Full judgement in the Verity Trustees v Wood court case is still awaited. Should the Court decide that 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 made, although this will be addressed if required by the potential extension of the Recovery Plan referenced above.