Docusign Envelope ID: B3ADEDD6-D5C1-88A3-83E4-2E0FD95936F1

REGISTERED CHARITY NUMBER: SC021765

Report of the Trustees and

Audited Financial Statements

for the Year Ended 31 March 2026

for

Life Housing Scotland

Docusign Envelope ID: B3ADEDD6-D5C1-88A3-83E4-2E0FD95936F1

Life Housing Scotland

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Life Housing Scotland

Report of the Trustees for the Year Ended 31 March 2026

The trustees, who are also directors of the charity for the purposes of the Co-operative and Community Benefit Societies Act 2014, present their report with the financial statements of the charity for the year ended 31 March 2026. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The principal objectives of the charitable registered society are to carry out activities that combat homelessness and provide for people in need. The principal activity is the running of the supported accommodation at the Arch, Glasgow.

Public benefit

The charitable registered society meets the definition of a public benefit entity under FRS 102.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

Review of activities

Over the past year, Life Housing Scotland has remained firmly committed to **supporting individuals transitioning from homelessness**, delivering this work through both the ARCH Resettlement Centre and the Scatter Flats Project. A major focus of the year was a comprehensive review of the condition and suitability of our scatter flats. Following this assessment, we began a phased plan to sell several older properties and replace them with **higher quality, modern accommodation** across the wider area. This approach ensures that those we support continue to benefit from safe, dignified, and sustainable housing.

Investment in our staff team remains a central priority. We have expanded access to **high quality training opportunities**, recognising the direct impact this has on staff wellbeing, service quality, and organisational resilience. This commitment is reflected in our exceptionally low staff turnover, with the vast majority of colleagues having served for five years or more. An increase in Housing Benefit rent and service payments has also enabled us to maintain **competitive salaries**, ensuring we remain aligned with leading social care providers.

We remain ambitious about the charity's future. Our trustees and leadership team continue to explore opportunities for **strategic growth**, whether through acquiring additional flats, opening new centres aligned with our mission, or forming partnerships with other agencies. Progress in these areas has been steady but necessarily slow, as the ongoing programme of property upgrades requires significant time and attention.

Our annual staff and trustee away days continue to be a highlight of the organisational calendar, offering valuable space for collaboration, reflection, and shared vision setting. These events-alongside our well attended staff social gatherings-play an important role in strengthening team cohesion and celebrating our collective achievements.

FINANCIAL REVIEW

Financial position

The financial statements show the overall position of the charitable registered society as at the 31 March 2026, its incoming resources and the application of these resources for the year ended that date.

Income received during the year totalled £728,222 (2025 £628,689) and expenditure totalled £582,466 (2025 £531,674). A surplus of £145,756 was generated (2025 surplus £97,015).

Principal funding sources

The principal funding source is income received from Glasgow City Council for the services of The Arch. Continued uncertainty in funding from the Council continues to make things challenging for both staff and managers although the increase during the year has benefitted the charity. Fortunately, the resolve and skill of our staff and managers, coupled with alternative means of fundraising and income from tenancies, has meant that the centre has continued to provide much needed services.

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FINANCIAL REVIEW

Reserves policy

The overall objective of the charitable registered society is for the operating unit to achieve a break-even position after accounting for an appropriate share of support and administration costs incurred. The Trustees believe that the charity should hold financial reserves in order to ensure the charity can continue to operate and meet the needs of beneficiaries in the event of unforeseen, and potentially damaging, financial circumstances arising. The Trustees therefore consider that it is prudent to set aside an amount equivalent to three months operating expenditure. The present level of unrestricted reserves total £1,652,444 (2025 £1,506,688) of which £1,324,221 (2025 £1,160,346) is the net book value of tangible fixed assets and is only distributable on the sale of fixed assets. The present level of restricted reserves is £5 (2025 £4). This relates to the share capital fund.

Going concern

The charitable registered society has cash resources but is always aware of the uncertainty of council funding. The Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. They continue to believe the going concern basis of accountancy appropriate in preparing the annual financial statements.

FUTURE PLANS

Looking ahead, the board of trustees is determined to pursue the establishment of another resettlement centre, aiming to expand outreach and impact. Efforts are underway to secure resources and partnerships to realise this ambitious goal.

As Life Housing Scotland moves forward with determination, compassion, and collaboration, it remains focused on creating a brighter, more inclusive future for all.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is incorporated under the Co-operative & Community Benefit Society Act 2014. It is governed by its rules and regulations. Life Housing Scotland is a charitable registered society with the Office of the Scottish Charity Regulator, charity number SC021765. It is also registered with the Financial Conduct Authority on the Mutuals Public Register, number 2445R (S).

Recruitment, induction and training of new trustees

The Trustees continue to seek new members with relevant and appropriate skills. Newly appointed members are provided with a copy of the governing document, a copy of the annual report and financial statements, recent minutes of meetings, and handbooks of governance and codes of practice. Meetings of the Trustees are frequently held at the project locations so that a close understanding of the activities of the charity is fostered.

Organisational structure

The charity is run by the Trustees which usually meets on a quarterly basis to review developments and review policy. At these meeting, the Trustees agree broad strategy and areas of activity for the charity, including reserves, risk management policies and performance. Decisions taken at the meetings are delegated to the chief executive officer, Craig Denham. Craig is responsible for ensuring that the charity delivers the services specified, that identified performance indicators are met and the staff team continues to develop its skills and keeps up to date with good working practice in its field.

Key management remuneration

The key management personnel are: Craig Denham (CEO), Brian Reid (Manager The Arch, Glasgow) and Vanina Guinea (Finance manager). They are remunerated by the Trustees, on behalf of the charity, in accordance with the terms of the governing document of the charity.

Risk management

The Trustees have assessed the major risks to which the charitable registered society is exposed, in particular those related to the operations and finances of the charity. The main risk faced is continued uncertainty around local government funding streams and lack of viable alternatives. Trustees are satisfied that systems and procedures are in place to mitigate the exposure to the major risks. Risk assessments are made on a regular basis.

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REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
SC021765

Principal address
The ARCH Resettlement Centre
36 Muslin Street
Bridgeton
Glasgow
G40 4AP

Trustees
L Carr (resigned 1.8.26)
M Carr (resigned 1.8.26)
S Copeland (resigned 4.9.26)
I Batt
M Ross (appointed 25.11.25)
L Ross (appointed 8.10.26)
C Walker (appointed 8.10.26)
J Schubert (appointed 13.10.26)

Auditors
Gillespie & Anderson
Statutory Auditors
Chartered Accountants
147 Bath Street
Glasgow
G2 4SN

Solicitors
Levy & McRae (Levy & McRae Solicitors LLP)
Pacific House
70 Wellington Street
Glasgow
G2 6UA

Bankers
The Royal Bank of Scotland
31 North Bridge
Edinburgh
EH1 1SF

FCA Mutual Number
2445R (S)

Industrial and Provident Society number - Companies House
SP2445RS

Chief Operating Officer
C Denham

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005 and The Charities Accounts (Scotland) Regulations 2006 (as amended). They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement as to Disclosure of Information to Auditors

So far as the Trustees are aware, there is no relevant audit information of which the charity's auditors are unaware, and each Trustee has taken all the steps that they ought to have taken as a Trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The Auditors, Gillespie & Anderson, Chartered Accountants, Statutory Auditors, have expressed a willingness to continue in office.

Approved by order of the board of trustees on 3 November 2026 and signed on its behalf by:

Signed by:
Ian Batt
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I Batt - Trustee

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Report of the Independent Auditors to the Trustees of Life Housing Scotland

Opinion

We have audited the financial statements of Life Housing Scotland (the 'charity') for the year ended 31 March 2026 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2026 and of its incoming resources and application of resources, 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 Charities and Trustee Investment (Scotland) Act 2005 and Regulation 8 of the Charities Accounts (Scotland) Regulations 2006.

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' 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 charity'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 trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Accounts (Scotland) Regulations 2006 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

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Report of the Independent Auditors to the Trustees of Life Housing Scotland

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charity'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 trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our approach and assessment were 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.

Enquire of management and review supporting documentation concerning the charity's policies and procedures relating to:
- identify, evaluate and comply with laws and regulations and their awareness of any instances of non-compliance;
- detect and respond to the risks of irregularities, fraud and their knowledge of any actual, suspected or alleged fraud;
- internal controls established to mitigate risks related to, unusual items, fraud or non-compliance with laws and regulations.

Obtain an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a direct effect on the financial statements or that had a fundamental effect on the operations of the charity. The key laws and regulations we considered in this context included the Charities and Trustee Investment (Scotland) Act 2005, Charities Accounts (Scotland) Regulations 2006, Companies Act 2006 and the applicable Statement of Recommended Practice (SORP) together with health and safety regulations, employment legislation and data protection legislation.

Discuss among the engagement team how and where irregularities might occur in the financial statements and potential indicators of fraud. Identify potential audit risks in relation to income recognition, authorisation of expenses and possible management override of controls.

Communicate relevant identified laws and regulations and potential irregularity risks to all engagement team members and remain alert to any indications of unusual items, fraud or non-compliance with laws and regulations throughout the audit.

Review all Minutes of Meetings of those charged with governance, Reports and correspondence with HMRC and legal advisers. Perform audit testing which covers the audit assumptions of: existence, completeness, rights and obligations, accuracy and valuation in respect of income recognition and expenditure incurred.

Evaluate the overall presentation, structure and content of the financial statements, including disclosures, by performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to an irregularity or fraud. Agree financial statement disclosures to underlying documents.

Assess whether the financial statements represent the underlying transactions and events in a manner that achieves compliance with relevant laws and regulations.

To address the risk of fraud through management override of controls and management bias, we: assess the rationale behind significant or unusual transactions identified through audit testing and assess where management judgement used in determining accounting estimates were indicative of potential bias.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence.

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Report of the Independent Auditors to the Trustees of Life Housing Scotland

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 Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:
Gillespie & Anderson
3CF5269087A048D...

Gillespie & Anderson
Statutory Auditors
Chartered Accountants
147 Bath Street
Glasgow
G2 4SN

3 November 2026

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Life Housing Scotland

Statement of Financial Activities for the Year Ended 31 March 2026

	Notes	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	5,192	-	5,192	25,505
Charitable activities	4				
Main charitable activities		583,078	-	583,078	596,975
Investment income	3	3,929	-	3,929	6,209
Other income	5	136,023	-	136,023	-
Total		728,222	-	728,222	628,689
EXPENDITURE ON					
Charitable activities	6				
Main charitable activities		582,466	-	582,466	531,674
NET INCOME		145,756	-	145,756	97,015
Transfers between funds	17	(1)	1	-	-
Net movement in funds		145,755	1	145,756	97,015
RECONCILIATION OF FUNDS					
Total funds brought forward		1,506,689	4	1,506,693	1,409,678
TOTAL FUNDS CARRIED FORWARD		1,652,444	5	1,652,449	1,506,693

The notes form part of these financial statements

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Life Housing Scotland

Balance Sheet
31 March 2026

	Notes	Unrestricted funds £	Restricted funds £	2026 Total funds £	2025 Total funds £
FIXED ASSETS					
Tangible assets	12	1,324,221	-	1,324,221	1,160,346
CURRENT ASSETS					
Debtors	13	18,357	-	18,357	92,649
Cash at bank and in hand		345,871	5	345,876	295,194
		364,228	5	364,233	387,843
CREDITORS					
Amounts falling due within one year	14	(36,005)	-	(36,005)	(41,496)
NET CURRENT ASSETS		328,223	5	328,228	346,347
TOTAL ASSETS LESS CURRENT LIABILITIES		1,652,444	5	1,652,449	1,506,693
NET ASSETS		1,652,444	5	1,652,449	1,506,693
FUNDS	17				
Unrestricted funds				1,652,444	1,506,689
Restricted funds				5	4
TOTAL FUNDS				1,652,449	1,506,693

The financial statements were approved by the Board of Trustees and authorised for issue on 3 November 2026 and were signed on its behalf by:

DocuSigned by:
Mark Ross
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M Ross - Trustee

Signed by:
Ian Batt
95E6EBDF79914BD...
I Batt - Trustee

Signed by:
810C9AE82B23459...
L Ross - Trustee

The notes form part of these financial statements

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Life Housing Scotland

Cash Flow Statement
for the Year Ended 31 March 2026

	Notes	2026 £	2025 £
Cash flows from operating activities			
Cash generated from operations	1	109,284	39,367
Net cash provided by operating activities		109,284	39,367
Cash flows from investing activities			
Purchase of tangible fixed assets		(255,859)	(243,103)
Sale of tangible fixed assets		193,328	-
Interest received		3,929	6,209
Net cash used in investing activities		(58,602)	(236,894)
Change in cash and cash equivalents in the reporting period		50,682	(197,527)
Cash and cash equivalents at the beginning of the reporting period		295,194	492,721
Cash and cash equivalents at the end of the reporting period		345,876	295,194

The notes form part of these financial statements

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Life Housing Scotland

Notes to the Cash Flow Statement
for the Year Ended 31 March 2026

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2026 £	2025 £
Net income for the reporting period (as per the Statement of Financial Activities)	145,756	97,015
Adjustments for:		
Depreciation charges	34,679	32,692
Profit on disposal of fixed assets	(136,023)	-
Interest received	(3,929)	(6,209)
Decrease/(increase) in debtors	74,292	(74,784)
Decrease in creditors	(5,491)	(9,347)
Net cash provided by operations	109,284	39,367

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.25 £	Cash flow £	At 31.3.26 £
Net cash			
Cash at bank and in hand	295,194	50,682	345,876
	295,194	50,682	345,876
Total	295,194	50,682	345,876

The notes form part of these financial statements

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1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities and Trustee Investment (Scotland) Act 2005. The financial statements have been prepared under the historical cost convention.

Presentation Currency
The financial statements are presented in sterling which is the functional currency of the charity.

Going Concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern. There are sufficient cash resources and reserves at the year end.

Critical accounting judgements and key sources of estimation uncertainty
The Trustees have made judgements, estimates and assumptions that affect the amounts reported within the financial statements during the year. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. The Trustees estimates, assumptions and judgements that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the financial statements are addressed and detail is provided in the associated notes.

Income
All income is recognised when the charity is entitled to the income, it is probable that the income will be received and the amount can be measured reliably.

Donations and legacies consists of donations, grants, other income and legacies. Donations are recognised when the charity is entitled to the income, receipt of the income is probable and the amount can be measured reliably. Income from grants of a general nature is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received, the amount can be measured reliably and the income is not deferred.

Charitable activities income is received from the supply of goods and services under contractual arrangements and from performance related grants which have conditions that specify the provision of particular goods or services to be provided by the charity. Income is also received from the letting of non-investment property in furtherance of charitable purposes.

Investment income consists of bank account interest. Interest is included when receipt is probable and the amount can be measured reliably.

Other income relates to gains on disposal of fixed assets.

Expenditure
Expenditure has been classified under the headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of the resources.

Expenditure is recognised on an accrual basis when a legal liability is incurred, payment of the liability is probable and the amount can be measured reliably. The amount includes any VAT which cannot be fully recovered. VAT is reported as part of the expenditure to which it relates.

Charitable activities comprise all resources expended undertaking work to meet the charity's charitable objectives. Such costs include the direct costs of charitable activities approved by the charity and all support costs relating to these activities. Governance costs include direct resources expended in the general running of the charity and are primarily associated with constitutional and statutory requirements. These costs are allocated entirely to charitable activities.

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1. ACCOUNTING POLICIES - continued

Allocation and apportionment of costs
Support costs are allocated wholly to charitable activities. Whilst the Trustees recognise that a small part of some items of expenditure included in support costs do relate to indirect governance costs, they are of the opinion that the time and costs involved in performing such an analysis outweigh the potential benefits arising from any such work.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	-	Straight line over 75 years
Plant and machinery	-	20% on cost
Fixtures and fittings	-	25% on cost

If any impairment exists, the carrying amount of the asset shall be reduced to its estimated recoverable amount.

All tangible fixed assets having a value to the charity greater than one year, other than those acquired for specific purposes, are capitalised. It is the charity's policy to capitalise all relevant expenditure greater than £1,000.

Taxation
The charity is exempt from tax on its charitable activities.

Fund accounting
Funds are classified as either unrestricted funds or restricted funds, defined as follows:

Unrestricted funds are expendable at the discretion of the Trustees in furtherance of the objects of the charity. If parts of the unrestricted funds are earmarked at the discretion of the Trustees for a particular purpose, they are designated as a separate fund. This designation has an administrative purpose only and does not legally restrict the Trustees discretion to apply the fund.

Restricted funds are funds subject to specific requirements as to their use which may be declared by the donor or with their authority or created through legal processes, but still within the wider objects of the charity.

Financial instruments
The charity has no complex financial instruments but does hold basic financial instruments of: cash at bank, debtors and creditors.

Cash and cash equivalents comprise cash at bank and on hand, foreign currency on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. A bank overdraft would be shown within current liabilities.

Debtors are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less losses for bad debts except where the effect of discounting would be immaterial. In such cases, trade and other debtors are stated at cost less losses for bad debts.

Creditors are initially recognised at fair value and subsequently measured at amortised cost using the effective interest rate unless the effect of discounting would be immaterial. In such cases, trade and other creditors are stated at cost.

Employee benefits
The total cost of employee benefits to which employees have become entitled as a result of service rendered to the entity during the reporting period are recognised and charged to the profit and loss account in the period to which they relate.

Pension costs and other post-retirement benefits
The charity operates a defined contribution pension scheme. Contributions payable to the pension scheme are charged to the statement of financial activities in the period to which they relate.

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1. ACCOUNTING POLICIES - continued

Financial instruments

Volunteers
In accordance with FRS 102 and the Charities SORP (FRS 102), the economic contribution of general volunteers is not recognised in the financial statements as these cannot be reliably measured.

Provision for liabilities
A provision is initially recognised when there is an obligation at the balance sheet date as the result of a past event, it is probable that there will be the transfer of funds in settlement and the amount of the obligation can be estimated reliably. The provision is subsequently measured by placing a charge against the provision only for expenditure for which the provision was originally recognised.

2. DONATIONS AND LEGACIES

	2026	2025
	£	£
Donations	4,767	25,265
Other income	425	240
	5,192	25,505

3. INVESTMENT INCOME

	2026	2025
	£	£
Deposit account interest	3,929	6,209

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2026	2025
		£	£
Housing benefit	Main charitable activities	583,078	562,558
Grants	Main charitable activities	-	34,417
		583,078	596,975

Grants received, included in the above, are as follows:

	2026	2025
	£	£
The Robertson Trust	-	34,417

5. OTHER INCOME

	2026	2025
	£	£
Gain on sale of tangible fixed assets	136,023	-

continued...

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6. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 7)	Support costs (see note 8)	Totals
	£	£	£
Main charitable activities	365,460	217,006	582,466

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2026	2025
	£	£
Staff costs	216,821	214,121
Insurance	13,826	17,831
Repairs and renewals	79,653	44,640
Client entertainment	2,206	2,612
Subscriptions and licences	2,970	2,673
Warden expenses	-	209
Cleaning	3,305	3,801
Rent	12,000	20,480
Depreciation	34,679	32,692
	365,460	339,059

8. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Main charitable activities	204,155	12,851	217,006

Support costs, included in the above, are as follows:

Management

	2026 Main charitable activities	2025 Total activities
	£	£
Wages	142,905	130,376
Social security	19,838	12,065
Pensions	4,458	3,988
Rates and water	2,844	2,317
Light and heat	8,935	10,379
Telephone	2,515	2,225
Postage and stationery	1,604	1,840
Sundries	7,970	7,867
Subsistence	2,390	2,065
Training	2,295	2,503
Gifts	1,218	1,086
Travel	273	841
Computer expenses	6,369	5,384
Bank charges	541	484
	204,155	183,420

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8. SUPPORT COSTS - continued

Governance costs

	2026 Main charitable activities £	2025 Total activities £
Auditors' remuneration	9,126	7,620
Auditors' remuneration for non audit work	-	963
Professional fees	3,725	612
	12,851	9,195

9. AUDITORS' REMUNERATION

	2026 £	2025 £
Fees payable to the charity's auditors for the audit of the charity's financial statements	9,126	7,620
Other non-audit services	-	963

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2026 nor for the year ended 31 March 2025.

Trustees' expenses

No trustees' expenses were paid during the year to 31 March 2026 (2025 £Nil) and trustees donated £600 (2025 £600) to the charity.

11. STAFF COSTS

	2026 £	2025 £
Wages and salaries	337,498	320,437
Social security costs	33,087	26,827
Other pension costs	13,437	13,286
	384,022	360,550

The average monthly number of employees during the year was as follows:

	2026	2025
Core activities	7	6
Administration	4	4
	11	10

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2026	2025
£60,001 - £70,000	1	-

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12. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Totals £
COST				
At 1 April 2025	1,355,972	27,611	36,368	1,419,951
Additions	254,360	1,499	-	255,859
Disposals	(61,433)	(4,447)	-	(65,880)
At 31 March 2026	1,548,899	24,663	36,368	1,609,930
DEPRECIATION				
At 1 April 2025	230,575	16,058	12,972	259,605
Charge for year	20,650	4,935	9,094	34,679
Eliminated on disposal	(5,087)	(3,488)	-	(8,575)
At 31 March 2026	246,138	17,505	22,066	285,709
NET BOOK VALUE				
At 31 March 2026	1,302,761	7,158	14,302	1,324,221
At 31 March 2025	1,125,397	11,553	23,396	1,160,346

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Other debtors	1,001	90,408
Prepayments	17,356	2,241
	18,357	92,649

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Taxation and social security	10,205	8,166
Other creditors	25,800	33,330
	36,005	41,496

Deferred Income

	£
As at 1 April 2025	8,939
Amounts released during the year	(8,939)
Amount deferred in current year	6,148
As at 31 March 2026	6,148

Deferred income relates to housing benefit received in the year to 31 March 2026 for services provided in the year to 31 March 2027.

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15. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2026	2025
	£	£
Within one year	4,746	4,746
Between one and five years	3,434	7,179
	8,180	11,925

16. SECURED DEBTS

A Standard Security was granted on 21 March 2002 in favour of Scottish Homes over land and buildings at 36 Muslin Street, Glasgow.

A Standard Security was granted on 16 December 2014 in favour of E I Moore, 7 Wester Road, Glasgow, over property at 0/4, 27 Acorn St, Glasgow.

Notice of payment of grant in accordance with the provisions of Section 84 (1) of the Housing Scotland) Act 2006 of £5,606.23 by Glasgow City Council incorporated under the Local Government etc (Scotland) Act 1994 to James Parker, in respect of the subjects [0/4, 27 Acorn St, Glasgow] containing conditions to be observed for 10 years from 5 August 2015. Granted 4 September 2015.

Notice of payment of grant in accordance with the provisions of Section 84 (1) of the Housing (Scotland) Act 2006 of £3,655 by Glasgow City Council incorporated under the Local Government etc (Scotland) Act 1994 to Donald McWhirter, in respect of the subjects [0/2, Quarryknowe St, Glasgow] containing conditions to be observed for 10 years from 17 April 2012. Granted 1 May 2012.

Notice of payment of grant in accordance with the provisions of Section 84 (1) of the Housing (Scotland) Act 2006 of £5,724.76 by Glasgow City Council incorporated under the Local Government etc (Scotland) Act 1994 to Donald Edward, in respect of the subjects [0/3, 27 Acorn St, Glasgow] containing conditions to be observed for 10 years from 9 November 2021. Granted 9 December 2021.

17. MOVEMENT IN FUNDS

	At 1.4.25	Net movement in funds	Transfers between funds	At 31.3.26
	£	£	£	£
Unrestricted funds				
General Fund	1,350,774	146,043	(1)	1,496,816
Development Fund	155,190	-	-	155,190
Cost of Living Fund	725	(287)	-	438
	1,506,689	145,756	(1)	1,652,444
Restricted funds				
Share Capital Fund	4	-	1	5
TOTAL FUNDS	1,506,693	145,756	-	1,652,449

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17. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	728,222	(582,179)	146,043
Cost of Living Fund	-	(287)	(287)
	728,222	(582,466)	145,756
TOTAL FUNDS	728,222	(582,466)	145,756

Comparatives for movement in funds

	At 1.4.24 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds	1,409,674	97,015	1,506,689
Restricted funds			
Share Capital Fund	4	-	4
TOTAL FUNDS	1,409,678	97,015	1,506,693

Comparative net movement in funds included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds	594,272	(497,257)	97,015
Restricted funds			
Support Worker Salary Fund	34,417	(34,417)	-
TOTAL FUNDS	628,689	(531,674)	97,015

continued...

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17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.24	Net movement in funds	Transfers between funds	At 31.3.26
	£	£	£	£
Unrestricted funds	1,409,674	242,771	(1)	1,652,444
Restricted funds				
Share Capital Fund	4	-	1	5
TOTAL FUNDS	1,409,678	242,771	-	1,652,449

Net movement in funds included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds	1,322,494	(1,079,723)	242,771
Restricted funds			
Support Worker Salary Fund	34,417	(34,417)	-
TOTAL FUNDS	1,356,911	(1,114,140)	242,771

Unrestricted
General Fund - income and expenditure relating to the primary activities of the charity.

Designated
Development Fund - represents a sum separately identified for the purpose of development of future properties.

Cost of Living Fund - represents a sum separately identified for the purpose of alleviating tenants' financial difficulty related to the cost of living.

Restricted
Support Worker Salary Fund - represents all restricted grant income and expenditure in relation to the salary costs for a full-time Resettlement Support Worker.

Share Capital Fund - Each member of the charity holds one ordinary share of £1 within Scottish Christian Alliance Ltd. These shares carry no rights to dividends or distribution on 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 charity. Each member has a right to vote at members' meetings.

Transfers between funds

During the year to 31 March 2026 there was a transfer of £1 from the General fund to the Share Capital fund to reflect the net change in trustees during the year (2025: £nil).

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18. EMPLOYEE BENEFIT OBLIGATIONS

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £13,437 (2025 £13,286). As at 31 March 2026 there were outstanding pension contributions amounting to £355 (2025 £335) included in accrued charges.

19. RELATED PARTY DISCLOSURES

The key management personnel are: C Denham (CEO), B Reid (Manager The Arch, Glasgow) and V Guinea (Finance Manager). The total remuneration received by key management personnel in the year to 31 March 2026 was £166,547 (2025 £145,143). The CEO also received benefits totalling £4,365 for the year to 31 March 2026 (2025 £361).

20. CHANGE OF CHARITY NAME

From 1 April 2024, the Charity changed its name from Scottish Christian Alliance Ltd to Life Housing Scotland.

21. FRC ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and assist with the preparation of the financial statements.