

Company No: SP1937RS
Charity No: SC012739
Scottish Housing Regulator No: 180

SCOTTISH VETERANS RESIDENCES

ANNUAL REPORT
and
FINANCIAL STATEMENTS

For the year ended 31 December 2025

SCOTTISH VETERANS RESIDENCES

For the year ended 31 December 2025

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SCOTTISH VETERANS RESIDENCES

Members of the Governing Body

Mr Jonathan Tweedie FSI BA (Hons) (Chairman)
 Colonel (Retired) Rakesh Bhabutta OBE
 Colonel (Retired) Michael Edwards OBE DL VR (Appointed 5 Dec 25)
 Major Surya Rai (Resigned 4 Sep 25)
 Group Captain (Retired) Teresa Griffiths CBE ARRC
 Squadron Leader Alastair Park RAF
 Captain Andrew Cassels MNWB
 Ms Sue Bomphray (Retired 22 May 25)
 Mr John Cooper
 Mr Richard Edlmann
 Mr Antony Jones KC
 Mr Sandy Telfer
 Mr Rab Wallace

Chief Executive

Brigadier (Retired) Martin Nadin OBE MA FCMI CMgr
 53 Canongate
 Edinburgh EH8
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 Tel No: 0131 556 0091
 Email: ceo@svronline.org

Treasurer

Chiene+Tait LLP
 61 Dublin Street
 Edinburgh
 EH3 6NL

SVR Registered Office

53 Canongate
 Edinburgh
 EH8 8BS

Banker

Royal Bank of Scotland
 36 St Andrew Square
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 EH2 9QG

External Auditor

Wbg (Audit) Limited
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Internal Auditor

TIAA
 Artillery House
 Fort Fareham
 Newgate Lane
 Fareham
 PO14 1AH

Investment Manager

Rathbones Investment
 Managers
 Pier Head
 Port of Liverpool Building
 Liverpool
 L3 1NW

Solicitors

Balfour+Manson
 56-66 Frederick Street
 Edinburgh
 EH3 6NL

T C Young
 7 West George Street
 Glasgow
 G2 1BA

Registration Information

Financial Conduct Authority
 Scottish Housing Regulator
 Office of the Scottish Charity
 Regulator

Registered Number SP1937RS
 Registered Number 180
 Charity Number SC012739

Care Inspectorate

Provider Number SP2004005816

SCOTTISH VETERANS RESIDENCES

REPORT OF THE GOVERNING BODY

For the year to 31 December 2025

Scottish Veterans Residences (SVR) Governing Body presents its Annual Report and audited Financial Statements for the year ended 31st December 2025.

PRINCIPAL ACTIVITY

SVR provides for the relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantages through the provision, construction, improvement and management of land and accommodation, and in particular by providing high quality support and accommodation to ex- Service and Merchant Navy personnel, to assist them return to independent living. We may also undertake any other purpose or object permitted under Section 24 of the Housing (Scotland) Act 2010, which is charitable both for the purposes of Section 7 of the Charities and Trustee Investment (Scotland) Act 2005 and in relation to the application of the Taxes Acts. Our Vision is that *"All Veterans live as independently as they are able, in a place they are proud to call home."*

In consideration of, and in compliance with Office of the Scottish Charity Regulator (OSCR) guidance on public-benefit, we achieve this principally through the management and operation of three housing support services; Rosendael in Dundee, Whitefoord House in Edinburgh, and Bellrock Close in Glasgow, and the provision of 45 Scottish Secure Tenancies; affordably rented houses and flats at the aforementioned sites, and additionally, Gilmerton in Edinburgh. The Charity is also responsible for developing and implementing a strategy to assist with the future housing needs of vulnerable ex-Service/Merchant Navy personnel who are in need.

SVR is a Registered Social Landlord and is regulated principally by the Scottish Housing Regulator (SHR), the Care Inspectorate (CI), and the OSCR. SVR is a member of Veterans Scotland, and the Confederation of Service Charities, individually and collectively helping to shape policy and legislation affecting Veterans. In Scotland, the Charity is a member of the Scottish Federation of Housing Associations, the Tenant Participation Advisory Service, and Scotland's Housing Network. It consults with the Cross-Party Group of the Scottish Parliament for Armed Forces and the Veterans Community, the Scottish Veterans Commissioner, and the Cabinet Secretary for Veterans to identify and address key issues affecting Veterans.

REVIEW OF OPERATIONS

Overview. 2025 marked the 5-year point of our strategy; its first waypoint. The Governing Body directed that in preparation for a review, we took a detailed look at our service provision with a particular emphasis on beneficiary and stakeholder requirements and expectations, and the continuing suitability of the estate infrastructure. The detail captured during this investigation was consolidated and provided to the Governing to inform its strategy workshop in February 2026. This allowed them to confirm their desired direction for the next 5 – 10 years and revise SVR's strategy, which is expected to be published in mid-2026.

Partnerships. One of SVR's strengths is its willingness to work in partnership with other organisations thereby providing access to other services and activities for our beneficiaries and providing support and access to broader experience and expertise for our staff. We continued to participate and benefit from our membership of Scotland's Veterans Welfare Alliance (SVWA), and the Unforgotten Forces Consortium. We also became the first military 'chapter' of Cycling Without Age Scotland, which provides the opportunity for those who are aged, and those with disability, to be piloted on electric trishaws to once again experience *"the wind in their hair"* as they travel around local sites and recreational areas.

Project Heritage. SVR owns a burial site and large memorial within Edinburgh's Eastern Cemetery. Over 200 former Residents are interred there. Over the past few years, the memorial has become the focus for our Residents' own commemorative events, and at their request, we undertook

SCOTTISH VETERANS RESIDENCES REPORT OF THE GOVERNING BODY For the year to 31 December 2025

a complete renovation of the memorial stone and commemorative bronze plaques. Following a fundraising appeal, helpful television coverage, and amazing restorative work by local craftsmen, the restored and cleaned memorial was unveiled by the Lord Provost of Edinburgh, and the site rededicated by the Minister of Canongate Kirk. The memorial has been fully restored and continues to act as the focus for us to remember all that served their Nation and lived out their days at Whitefoord House.

Occupancy Levels. Residence occupancy increased from the previous year. We provided housing support services for 246 beneficiaries during 2025, an increase of 11 individuals from 2024. It is especially pleasing to be able to report that 86 residents were able to move on from SVR to various forms of independent living. Our Voids & Allocations Officer continues to contact large numbers of individuals and agencies on a weekly basis to ensure awareness of the vacancies and services that we offer.

Property Development and Maintenance. The Residences and tenanted properties were maintained to ensure all remained compliant with legislative requirements; gas, electrical, and fire safety, and that they remained at or above the Scottish Housing Quality Standard. Following an estate-wide survey and inspection of fire doors, the Governing Body, concerned that many of the doors would not have retained their integrity for the planned duration, directed that a replacement programme was undertaken. This commenced at Bellrock Close in late 2025 and is expected to be completed in all the other sites by the end of May 2026. Funding of the programme required liquidation of £500k of reserves, which was supplemented with generous grants from the Army Benevolent Fund, and the Army Forces Covenant Fund Trust.

Quality of Support. Our Residences are subject to inspection by the CI. In the most recent inspections at each Residence, all were graded as GOOD (4) or VERY GOOD (5) across the inspected areas. These inspections reflect the high standards of service delivery we provide for the Residents in our supported accommodation, and our emphasis on quality development, improvement, and learning.

Service Development. The in-house occupational therapy service has entered its 3rd year. It continues to enhance service delivery and is greatly valued by our residents and tenants for its contribution in improving quality of life and wellbeing. Further development is being undertaken with the aim of supporting residents to be able to undertake employment or return to employment. We have continued to provide placements for occupational therapy students from Glasgow Caledonian and Queen Margaret Universities. All residents have access to an on-site therapeutic counsellor, and we continue to provide counselling for some of our tenants to help them sustain their tenancies and quality of life.

Support. Support of our residents and tenants remains SVR's *raison d'être* and the principal means of enabling independent living. Increasingly throughout 2025, we sought to identify and exploit the synergies and cross-cutting effects of what we call the "Quartet". By this we are referring to the 4 key components of our support delivery to individual residents; the Support Worker; the Occupational Therapist; the Therapeutic Counsellor; and the Activity Officer. Not all residents require support from all members of the Quartet, but they are available to all, as necessary.

None of these are eligible for public funding but in our experience are the core of, and fundamental to, support delivery. We are grateful therefore to have received funding during 2025 from the Scottish Veterans Fund, the Queen Mary's Roehampton Trust, the Broughton Charitable Trust, the Northwood Charitable Trust, the National Lottery Community Fund, and SVWA that enabled us to deliver these services, contributing to salary costs, occupational adaptations, activities, and residential camps. We thank the Trustees and contributors of all for their generosity.

Volunteering. We were fortunate to benefit from the following corporate and individual volunteers throughout 2025:

SCOTTISH VETERANS RESIDENCES REPORT OF THE GOVERNING BODY

For the year to 31 December 2025

Organisation	Number of Volunteers	Activity	Time spent
Bibby Financial Services	6	Painting games room and garden tasks at our Bellrock Close Residence.	1 day
32 Signal Regiment	10	Created gravel path around raised beds at our Whitefoord House Residence	1 day
Blackrock	8	Decoration and cleaning a Whitefoord House meeting room.	1 day
Former Resident	1	Cooked breakfast for staff and Residents at a Bellrock Close coffee morning.	2 hours
The Curious Barber	1	Monthly visit to Whitefoord House to cut Residents' hair.	2 hours x 12
Edinburgh Jam Group	2	Provided an afternoon musical jam session for Whitefoord House Residents	3 hours
Abbie	5	Worked on Whitefoord House Garden Project and painted the inside of a summer house.	1 day
Former Resident	1	Organisation of two Quiz Nights for Bellrock Close Residents.	6 hours
Individual	1	A local historian is working through our archive to catalogue key events during the first 50 years of SVR 1910 – 1960.	

GOVERNANCE

Organisation. One Trustee resigned and one retired during 2025. One new Trustee joined the Charity. Responsibility and accountability for SVR is vested in its Governing Body. Its membership includes ex-officio members from the Armed Forces and the Merchant Navy Welfare Board to form the Governing Body. It meets quarterly where the Members are advised by the Chief Executive and the Treasurer. It has delegated authority to 3 Sub-Committees for the governance of specific business areas:

- Audit and Risk Committee;
- Investment, Remuneration and Finance Committee; and
- Quality Committee.

The Chief Executive is responsible for the day-to-day management of SVR with the support of the senior management team, the Treasurer, and the HR Consultant. The Chief Executive advises the Governing Body on strategy. The Governing Body is ultimately responsible for decision making.

In October 2025, the Governing Body submitted its Annual Assurance Statement (AAS) to the Scottish Housing Regulator. This confirmed full compliance with the SHR's Governance Standards contained within its regulatory framework.

There was one notable change within the Senior Management Team. George Corbett, our Property Services Manager for over 17 years, resigned to take on new challenges. He was replaced in December 2025 by Nicola Brady.

Governing Body. SVR's Governing Body is predominantly male (84.6% male and 15.4% female), and of white ethnicity (84.6% white and 15.4% other ethnicity). This is positively comparable with the overall Veteran population; (13.6% female Veterans); and (3.6% other ethnicity). The Governing Body has significant cognitive diversity through its breadth of Members' employment, experience, and interests. It also recognises that a few Members have been so for a significant period. All wish to remain as Members, and they continue to add value to the Charity. None receive remuneration for their role in the Governing Body.

SCOTTISH VETERANS RESIDENCES REPORT OF THE GOVERNING BODY

For the year to 31 December 2025

Historically, recruitment to the Governing Body has been by invitation. This remains the principal means of recruitment. Individuals are sought to contribute the knowledge, skills and experience (KSE) required to ensure the Governing Body remains able to govern effectively. New members are provided with bespoke induction predominantly supported by the Company Secretary and the Chief Executive. Induction is tailored to previous Governing Body/Board experience and the individual's KSEs. The annual mandatory training requirement comprises safeguarding and cybersecurity.

Reserves. Throughout the year, the Investment, Remuneration and Finance Committee (IRFC) paid particular attention to the Charity's reserves held within its investment portfolio. The portfolio grew by just 0.9% over the year. This modest growth, however, reflects the liquidation of £500k to part-fund an estate-wide fire door replacement programme.

SVR's reserves are invested with a risk tolerance score of 3, on a scale of 0 – 6, with 6 being the highest risk. This is a tolerance level recommended by the IRFC following consultation with the Investment Manager. The reserves are invested to grow ahead of inflation and for the long-term with a 10+ year horizon. The latest review examined the nature of income and expenditure streams and the need to ensure the availability of reserves to meet future demands. The Governing Body concluded that the level of reserves is appropriate to support the current level of work undertaken by the organisation and that it should retain sufficient financial reserve for a twelve-month period, in the event of a catastrophic reduction in funding. To this end it requires:

- £5m as a contingency should significant structural repairs or maintenance be required to our aged, listed buildings of Rosendael and Whiteford House, or for a significant increase in demand to accommodate Veterans;
- £2.2m to provide 12 months staff salaries; and
- £2.2m to provide 12 months non-salary operating costs.

Acknowledging that the value of the portfolio varies, but that it is extremely unlikely that all risks will crystallize simultaneously, the Governing Body is content that SVR's reserves remain sufficient.

Internal Audit

Our internal auditor, TIAA, conducted 3 audits during 2025; Core Financial Controls; Data Protection; and Corporate Performance Management. Reasonable Assurance was achieved for all. The Chief Executive is responsible for addressing the recommendations to improve assurance across the 3 business areas and reports progress to the Audit and Risk Committee, and other Committees, as necessary.

KEY PERFORMANCE INDICATORS

SVR reports on its performance against a series of indicators defined in the Scottish Social Housing Charter and completes an Annual Return on the Charter (ARC).

The percentage of Residents and Tenants satisfied with the overall service was 88% and 78% for value for money. The Charity recognises the need to improve continually. In normal circumstances, as part of that process, each Residence holds quarterly meetings for Residents, attended by a member of the Governing Body. Tenants can meet with the Chief Executive; every 6 months for open discussion to address their desire to be more informed and involved in the decision-making process.

100% of the Charity's tenancies meet the Scottish Housing Quality Standard and National Home Energy Rating/Standard Assessment Procedure. 98.7% meet or, in most instances, exceed the Energy Efficiency Standards for Social Housing with just one dwelling exempt on technical, cost and listing grounds. Based on the results of a postal survey of 200 residents/tenants for the Annual Return on the Social Housing Charter 2025-26.

SCOTTISH VETERANS RESIDENCES REPORT OF THE GOVERNING BODY

For the year to 31 December 2025

Other key performance indicators measured during the year are tenant turnover, void losses, bad debts, and operating costs per unit.

PRINCIPAL RISKS AND UNCERTAINTIES

SVR recognises the importance of effective identification, evaluation, and management of all key strategic and operational risks. This is a requirement set out in the SHR's Regulatory Standards. Risk Management covers the whole spectrum of risks and not just those associated with finance, health and safety, business continuity and insurance. It also includes risks associated with service provision, effectiveness and continuity, reputation, compliance with legislation and regulation, and environment. The principal risks facing the Charity are:

- Financial;
- Cybercrime;
- Fire; and
- Infectious disease.

The Governing Body currently considers these principal risks to be adequately mitigated through the following circumstances and measures:

- The significant majority of our income is maintained through payment of Universal Credit and consequently we are able to maintain cashflow. Our reserves are invested broadly in UK and Overseas equity, alternatives, fixed interest, and cash. Equities are both geographically and sectorally diversified. SVR has no loans or mortgages. Management includes analysing the impact of inflation on cashflow, the requirement for capital investment for infrastructure maintenance and development including the potential costs of climate adaptation and achieving carbon net-zero targets.
- We have a business continuity management policy, which underpins our business continuity, crisis management, and IT disaster/cyber-attack recovery plans. Staff have been exercised in crisis management and restoration of business activity and are alert to the risk of cyber- crime and receive training to mitigate this risk. SVR is compliant with Cyber Essentials and Cyber Essential Plus and is accredited in both. Trustees receive a quarterly cybercrime risk assessment and activity update. All staff receive regular advisory notices on cyber risks and the methods of cyber criminals.
- The risk of Fire in all our properties is frequently reviewed. All Residents' and Tenants' accommodation is equipped with smoke and fire detectors and alarms. All Residences have trained Fire Marshals. Residence Managers conduct Person Centred Risk Assessments of those Residents assessed as being at higher risk of being unable to react appropriately to fire and fire alarms. We are undertaking an estate-wide fire door replacement programme. Independent fire inspections are conducted to underpin compliance with regulatory requirements.
- Relevant lessons from the Covid-19 pandemic have been incorporated into our Infection Prevention and Control Policy to mitigate the risk of an infectious disease outbreak in a Residence.

Financial and Fire risks are articulated on our Strategic Risk Register, which is reviewed quarterly by the Audit and Risk Committee, and the Governing Body. Cybercrime and Infectious Disease are recorded on the Operational Risk Register, for management by the Senior Management Team, which reviews the risks monthly.

GOVERNING BODY'S FINANCIAL RESPONSIBILITIES

Statement of the Governing Body. Housing Association legislation requires the Governing Body to prepare financial statements for each financial period, which give a true and fair view of the situation of the Charity, and its income and expenditure for that period. In preparing those financial statements the Governing Body is required to:

SCOTTISH VETERANS RESIDENCES REPORT OF THE GOVERNING BODY

For the year to 31 December 2025

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Governing Body is responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Charity. It is also responsible for taking adequate steps to safeguard the assets of the Charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

Internal Financial Controls. The Governing Body is responsible for the Charity's system of internal financial controls. The approach adopted to provide effective financial controls is summarised as:

- An appropriate control environment has been created by careful recruitment and training of staff and provision of comprehensive guidance on the standards and controls to be applied throughout the Charity;
- Management Information Systems have been developed to provide accurate and timeous data on all aspects of the business. Management accounts comparing actual results against budget are presented to the Governing Body quarterly;
- Major business risks and their financial implications are assessed systematically by reference to established criteria;
- The financial implications of major business risks are controlled by means of delegated authorities, which reserve significant matters to the Governing Body for decision, segregation of duties in appropriate areas, and physical controls over assets and access to records;
- The Governing Body monitors the operation of the internal financial control system by considering regular reports from management and the internal and external auditors and ensures appropriate corrective action is taken to address any reported weaknesses; and
- An additional level of assurance is provided through the accounting support of the Treasurers.

An internal audit of core financial controls was conducted in 2025 and achieved Reasonable Assurance. The Governing Body has reviewed the effectiveness of the Charity's system of internal financial controls as it operated during the year under review. Such a system can provide only reasonable assurance against material misstatement or loss.

Governing Body Membership. Members of the Governing Body who held office during 2025 and to date are shown on page 1. In accordance with the Charity's Rules, the following retired in rotation at the Annual General Meeting:

- Jonathan Tweedie
- Sue Bomphray
- Teresa Griffiths
- Rab Wallace

Jonathan Tweedie, Teresa Griffiths, and Rab Wallace offered themselves for re-election and were re-elected.

Disclosure of Information to the Auditor. To the knowledge and belief of each of the persons who are members of the Governing Body at the time the report is approved:

- As far as the Governing Body Members are aware there is no relevant information of which the Charity's auditor is unaware; and
- They have taken all the steps they ought to have taken as Member of the Governing Body to make themselves aware of any relevant audit information and to establish that the Charity's auditor is aware of the information.

**SCOTTISH VETERANS RESIDENCES
REPORT OF THE GOVERNING BODY
For the year to 31 December 2025**

Auditor. Wbg (Audit) Limited remains our external auditor, having been appointed following a tender process in 2023, and having the appointment confirmed for a further year at the AGM held on 22 May 2025.

Signed on behalf of the Governing Body

A large black rectangular redaction box covering the signature of the Chairman of the Governing Body.

Chairman of the Governing Body

Date 22 May 2026

SCOTTISH VETERANS RESIDENCES

CHAIRMAN'S STATEMENT

For the year to 31 December 2025

2025 was another busy year during which, in addition to daily operations, we commenced data gathering and analysis of how Scottish Veterans Residences (SVR) delivers its services, for today and in the future. We considered these against our regulatory commitments, our values and the needs of our potential beneficiaries and stakeholders. This analysis was to prepare for and to inform a strategic review undertaken by the Governing Body and Senior Management Team in February 2026. I have inferred in previous reports that SVR must ensure its relevance to the needs of beneficiaries and wider society if it is to remain relevant for as long as those needs exist.

Consequently, we have recast our strategy, which we expect to publish in the Summer of 2026. It sets out our intent to improve service delivery and the quality of our built estate. We will provide beneficiaries with that which they need to live as independently as they are able. The published strategy will confirm the services we will provide, where they will be provided, and how we will provide them. I expect that the programme to deliver the strategy will be the most significant we have undertaken since our foundation. We will keep you informed of progress.

In 2025 the increase in occupancy levels across the 3 Residences confirmed the need to continue to provide the security and support to veterans and former members of the Merchant Navy that SVR has provided since 1910. We know our services are good; residents' testimonials, which are read at the start of every Governing Body meeting, and Care Inspectorate reports provide evidence of this. It is, however, the Residence Managers and staff who do so much for our residents and tenants. To them, I give my warmest thanks and appreciation for all they do, the energy they bring to supporting the residents, and the loyalty they give us.

I also recognise the contribution made by those Members of the Governing Body who left us during 2025. Major Surya Rai who resigned as a consequence of his military posting, and Sue Bomphray who retired from the Governing Body. Sue, a Veteran herself, served SVR for 9 years with great distinction, as a Trustee and member of the Audit and Risk Committee. We miss her guidance and support very much.

On a personal note, I will step down as Chair in September 2026, handing over into the very capable hands of Richard Edlmann, the current Vice-Chair. SVR remains a fantastic charity with the clear purpose of providing accommodation and support for those in need. It has been my honour to serve as an Advisor, Trustee and ultimately Chair of this magnificent organisation. During my tenure I have learned much and have been amazed by the commitment, strength and passion of all our staff, supporters and Veterans. Thank you for your continued support and I commend this report to you.



Chair
Scottish Veterans Residences

Date 22 May 2026

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SCOTTISH VETERANS RESIDENCES

Opinion

We have audited the financial statements of Scottish Veterans Residences (the 'Charity') for the year ended 31 December 2025 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows, the Statement of Changes in Capital & Reserves 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, including FRS 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 Charity's affairs as at 31 December 2025 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 Co-operative and Communities Benefit Societies Act 2014, the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019.

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

In auditing the financial statements, we have concluded that the Governing Body's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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 board with respect to going concern are described in the relevant sections of this report.

Other information

The Governing Body 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, 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 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SCOTTISH VETERANS RESIDENCES

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Governing Body's Report.

We have nothing to report in respect of the following matters where The Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- The information given in the Report of the Governing Body is inconsistent with the Financial Statements;
- Proper books of accounts have not been kept by the Charity in accordance with the requirements of the legislation;
- A satisfactory system of control over transactions has not been maintained by the Charity in accordance with the requirement of the legislation;
- The financial statements are not in agreement with the books of accounts; or
- We have not received all the information and explanations necessary for the purposes of our audit.

We have nothing to report in respect of these matters.

Responsibilities of the Board of Management

As explained more fully in the Governing Body's Responsibilities Statement set out on pages 7-8, the Governing Body 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 Governing Body 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 Governing Body 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 Governing Body 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.

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:

Explanation as to what extent the audit was considered capable of detecting irregularities including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures in response to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations we considered the following:

- The nature of the association and the industry, control environment and business performance including performance targets; and
- Our enquiries of management about their identification and assessment of the risks of irregularities.

Based on our understanding of the charity and the industry we identified that the principal risks of non-compliance with laws and regulations related to, but were not limited to:

- Regulations and legislation pertinent to the company's industry operations including compliance with the Scottish Housing Regulator; and
- UK tax legislation.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SCOTTISH VETERANS RESIDENCES

We considered the extent to which non-compliance might have a material impact on the financial statements. We also considered those laws and regulations which have a direct impact on the preparation of the financial statements, such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of management override of controls), and determined that the principal risks were related to:

- Posting inappropriate journal entries

Audit response to the risks identified;

Our procedures to respond to the risks identified included the following:

- Gaining an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates including the requirements of the Scottish Housing Regulator;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management concerning actual and potential litigation and claims;
- Addressing the risk of fraud as a result of management override of controls, testing the appropriateness of journal entries and other adjustments' assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and, evaluating business rationale of any significant transactions that are unusual or outside the normal course of business. A review of journals included but was not limited to the following areas:
 - Journals that do not balance
 - Journals posted at unusual dates
 - Journals posted by unauthorised users
 - Journals with suspicious words


We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from events and transactions reflected in the financial statements, the less likely we would be to become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for>. This description forms part of our auditor's report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.

This report is made solely to the Charity's members, as a body, in accordance with the Co-operative and Communities Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Charity'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 Charity and the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Statutory Auditor
168 Bath Street
Glasgow
G2 4TP

Date: 22 May 2026

REPORT OF THE AUDITOR TO THE GOVERNING BODY

ON CORPORATE GOVERNANCE MATTERS

For the year ended 31 December 2025


In addition to our audit of the Financial Statements, we have reviewed your statement on pages 6 and 7 concerning the Charity's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

We carried out our review having regard of the requirements of corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council through enquiry of certain members of the Governing Body and officers of the Charity and examination of relevant documents. The Bulletin does not require us to review the effectiveness of the Charity's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on pages 6 and 7 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.



Statutory Auditor
168 Bath Street
Glasgow
G2 4TP

Date: 22 May 2026

SCOTTISH VETERANS RESIDENCES**STATEMENT OF COMPREHENSIVE INCOME****For the year to 31 December 2025**

	Note	2025	2024
		£	£
Turnover	2	5,579,665	5,068,972
Operating expenditure	2	(5,707,438)	(5,755,193)
		-----	-----
Operating deficit		(127,773)	(686,221)
Interest receivable		10,458	16,503
Investment Income		181,871	214,323
		-----	-----
Surplus/(Deficit) before tax	5	64,556	(455,395)
Taxation	8	-	-
		-----	-----
Surplus/(Deficit) for the year		64,556	(455,395)
Profit/(Loss) on disposal of investments		241,410	(8,406)
Unrealised profit on investments	9	384,034	531,453
Loss on disposal of fixed assets		(541)	(12,691)
		-----	-----
Total comprehensive income for the year		689,459	54,961
		=====	=====

There were no discontinued operations during the year. As a consequence, the results relate wholly to continuing activities.

SCOTTISH VETERANS RESIDENCES**STATEMENT OF CHANGES IN CAPITAL AND RESERVES****As at 31 December 2025**

	Share Capital	Revenue Reserve	Restricted Funds	Total Funds
	£	£	£	£
Balance at 1 January 2025	12	18,141,629	178,636	18,320,277
Surplus from statement of total Comprehensive income	-	550,782	138,677	689,459
Balance at 31 December 2025	12	18,692,411	317,313	19,009,736
Balance at 1 January 2024	12	18,041,911	223,393	18,265,316
Surplus from statement of total Comprehensive income/(expenditure)	-	99,718	(44,757)	54,961
Balance at 31 December 2024	12	18,141,629	178,636	18,320,277

The notes on pages 12 to 32 form part of these financial statements.

SCOTTISH VETERANS RESIDENCES

STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

	Note	£	2025 £	£	2024 £
Fixed assets					
Investments	9	9,625,227	9,549,241		
Housing properties	10	12,304,905	12,472,806		
Other fixed assets	11	277,261	335,393		
		-----	-----		
			22,207,393		22,357,440
Current assets					
Trade and other debtors	12	408,554	423,672		
Cash and cash equivalents	13	1,363,695	417,347		
		-----	-----		
			1,772,249		841,019
Creditors: amounts falling due within one year	14	688,990	511,656		
		-----	-----		
Net current assets			1,083,259		329,363
			-----		-----
Total assets less current liabilities			23,290,652		22,686,803
			-----		-----
Creditors: amounts falling due after more than one year	14	4,280,916	4,366,526		
		-----	-----		
Net assets			19,009,736		18,320,277
			=====		=====
Capital and reserves					
Share capital	15		12		12
Revenue reserves	16	18,692,411		18,141,629	
Restricted reserves	17	317,313		178,636	
			-----		-----
			19,009,736		18,320,277
			=====		=====

Approved and authorised for issue by the Governing Body and signed on its behalf by:



Chairman

Trustee

Company Secretary

Date: 22 May 2026

The notes on pages 19 to 32 form part of these financial statements

SCOTTISH VETERANS RESIDENCES

STATEMENT of CASHFLOWS

For the year ended 31 December 2025

	Note	2025	2024
		£	£
Cash flows from operating activities			
Surplus/(Deficit) for the year		64,556	(455,395)
Interest received		(10,458)	(16,503)
Investment income		(181,871)	(214,323)
Government grants utilised in year		(85,607)	(85,607)
Depreciation of tangible fixed assets		385,127	383,837
Decrease/(Increase) in trade and other debtors		15,118	(31,087)
Increase/(Decrease) in trade and other creditors		177,334	(178,020)
		-----	-----
Net cash flow from operating activities		299,643	(141,703)
		-----	-----
Net cash generated from/ (used in) operating activities		364,199	(597,098)
		-----	-----
Cash flows from investing activities			
Purchase of tangible fixed assets		(159,635)	(296,444)
Purchase of investments		(1,815,549)	(2,021,839)
Proceeds from sale of investments		2,549,952	1,947,005
(Increase)/Decrease in funds held by investment managers		(184,948)	140,253
Interest received		10,458	16,503
Investment income		181,871	214,323
		-----	-----
Net cash flow generated from/ (used in) investing activities		582,149	(199)
		-----	-----
Net change in cash and cash equivalents in the year		946,348	(597,297)
Cash and cash equivalents at the beginning of the year	13	417,347	1,014,644
		-----	-----
Cash and cash equivalents at the end of the year	13	1,363,695	417,347
		=====	=====
Reconciliation of cash and cash equivalents			
		2024	Cash flows
		£	£
		£	£
Cash and cash equivalents		417,347	946,348
		-----	-----
		-----	1,363,695
		=====	=====

There is no debt and consequently a reconciliation of net debt is not required.

The notes on pages 19 to 32 form part of these financial statements.

SCOTTISH VETERANS RESIDENCES**NOTES to the FINANCIAL STATEMENTS****For the year to 31 December 2025**

The financial statements have been prepared in accordance with Financial Reporting Standard 102 (FRS102), the Statement of Recommended Practice for Social Housing Providers 2018 and the Determination of Accounting Requirements 2019.

The presentation currency is £ sterling and the financial statements are rounded to the nearest £.

Legal Status

Scottish Veterans Residences is registered under the Co-operative and Community Benefit Societies Act 2014 No.1937RS and is a registered Scottish charity No.SC012739. Scottish Veterans Residences is registered as a housing association with the Scottish Housing Regulator under the Housing (Scotland) Act 2010. The principal activity of the Charity is the provision of social housing and thus the Charity is considered a public benefit entity. The registered office is 53 Canongate, Edinburgh, EH8 8BS.

1. Accounting policies

- (a) The financial statements are prepared on the historical cost basis, modified to include certain instruments at fair value.
- (b) Turnover comprises rental and service charge income receivable in the period (less voids) and revenue grants receivable in the period. Grant income is recognised when all the conditions have been met and the charity is entitled to the income.
- (c) The administration expenses other than items of direct cost are allocated on a staff time-cost basis.
- (d) Fixed assets are shown at cost less accumulated depreciation. In accordance with the Registered Social Landlord SORP, housing properties are held as property, plant and equipment rather than investment property as the properties are held to fulfil a social housing need.
- (e) Depreciation and impairment of fixed assets:

Housing properties

Depreciation is provided on a straight line basis over the estimated useful economic lives of component categories.

Useful economic lives for identified components are as follows:

Component	Useful economic life
Structure	75 years
Roof	50 years
Windows and doors	25 years
Bathrooms	25-30 years
Ensuites and electrical system	30 years
Kitchens	20-30 years
Boilers, McClaggan Suite	20 years
Lifts, pipework & radiators	15-20 years

Land is not depreciated.

Where works to existing housing properties enhance the economic benefit of owning the properties or where a component of the housing property that has been treated separately for depreciation purposes is replaced, the cost of such work is capitalised. An enhancement of economic benefits will be recognised where the works will result in increased rental income, a reduction in maintenance costs or an extension of the expected useful life of the properties. All other works are charged to the statement of comprehensive income when incurred.

SCOTTISH VETERANS RESIDENCES**NOTES to the FINANCIAL STATEMENTS (continued)****For the year to 31 December 2025****1. Accounting policies continued**

Impairment reviews are carried out when there are indicators of impairment. Reviews for indicators of impairment are carried out at each reporting date. Where impairment reduces the economic value of a group of properties to an amount less than the net book value, the impairment is charged to the Statement of Comprehensive Income. Depreciation is provided on all other tangible fixed assets at rates calculated to write off the cost less residual value of such assets over their expected useful life as follows:

Equipment	-	10 to 25% per annum - straight line
Computer equipment	-	25% per annum - straight line
Motor vehicles	-	25% per annum - straight line

- (f) The Charity operates a defined contribution pension scheme for certain management staff. The retirement benefits are funded by both employer and employee contributions. The pension contributions are charged to the Statement of Comprehensive Income when payable.
- (g) Social Housing Grant (SHG) is receivable in respect of qualifying development costs as determined by Communities Scotland from time to time. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to the net proceeds of sale.

Capital grants are accounted for using the accrual model and are recognised in income on systematic basis over the useful life of the related housing asset. The Charity uses the useful lives of the relevant components that grants were provided for, including structure, to calculate the amortisation.

- (h) Investments have been included at fair value being their quoted market price, at the balance sheet date. Realised gains and losses are recognised in the Statement of Comprehensive Income in the year in which they arise. Unrealised gains and losses are also recognised in the income and expenditure account in the year in which they arise.
- (i) The Governing Body has reviewed detailed budgets and cashflow forecasts up to 31 December 2026 and 2027. The Charity has a healthy cash position and the investments are readily available to convert to cash if required and thus the Governing Body is satisfied that there are sufficient resources in place to continue operating for the foreseeable future which is defined as at least 12 months from the date of signing the financial statements. The Governing Body therefore continue to adopt the going concern basis of accounting in preparing the annual financial statements.
- (j) The Charity has basic financial instruments comprising short term debtors, cash and cash equivalents and creditors. These assets and liabilities are initially recorded at cost and in respect of other assets and liabilities at the amount expected to be received or paid.
- (k) In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.
- (l) The Governing Body members are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied in apportioning the cost of housing properties between constituent components and in determining the depreciation rates which have been deemed to be appropriate for the class of asset or asset component and in determining the appropriate level of bad debt provision for rental arrears.

SCOTTISH VETERANS RESIDENCES**NOTES to the FINANCIAL STATEMENTS (continued)****For the year to 31 December 2025****2. Particulars of turnover, operating costs and operating surplus/(deficit)**

2025	Turnover	Operating	Operating
	£	Costs	Surplus/ (deficit)
		£	2025
			£
Affordable letting activities (note 3)	4,984,997	5,306,921	(321,924)
Other activities (note 4)	594,668	400,517	194,151
Total	5,579,665	5,707,438	(127,773)
	=====	=====	=====
2024	Turnover	Operating	Operating
	£	Costs	(deficit)
		£	2024
			£
Affordable letting activities (note 3)	4,722,261	5,316,197	(593,936)
Other activities (note 4)	346,711	438,996	(92,285)
Total	5,068,972	5,755,193	(686,221)
	=====	=====	=====

SCOTTISH VETERANS RESIDENCES

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

3. Particulars of turnover, operating costs and operating surplus from social letting activities

	General Needs Social Housing £	Supported Housing Social Accom- modation £	2025 Total £
2025			
Turnover			
Rent receivable net of service charges	206,416	5,213,485	5,419,901
Service charges	24,074	-	24,074
Gross income from rents and service charges	230,490	5,213,485	5,443,975
Less: Voids	(11,714)	(532,872)	(544,586)
Net income from rents and service charges	218,776	4,680,613	4,899,389
Add: Donations			
Grants released from deferred income	8,840	76,768	85,608
Other revenue grants			
Total turnover from social letting activities	227,616	4,757,381	4,984,997
Management and maintenance administration			
Costs	42,941	1,444,762	1,487,703
Services costs	48,099	2,800,030	2,848,129
Planned and cyclical maintenance including			
major repair costs	58,376	341,221	399,597
Reactive maintenance costs	40,009	140,257	180,266
Bad debts - rents and service charges	(270)	91,795	91,525
Depreciation of affordable housing properties	80,258	222,997	303,255
Operating costs for affordable letting activities	269,413	5,041,062	5,310,475
Operating (deficit) for affordable letting activities	(41,797)	(283,681)	(325,478)
	=====	=====	=====

There was no other accommodation other than General Needs Housing and Supported Housing Accommodation.

SCOTTISH VETERANS RESIDENCES

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

3. Particulars of turnover, operating costs and operating surplus from social letting activities

2024	General Needs Social Housing £	Supported Housing Social Accom- modation £	2024 Total £
Turnover			
Rent receivable net of service charges	201,763	4,925,232	5,126,995
Service charges	22,375	-	22,375
Gross income from rents and service charges	224,138	4,925,232	5,149,370
Less: Voids	(3,787)	(509,877)	(513,664)
Net income from rents and service charges	220,351	4,415,355	4,635,706
Add: Donations			
Grants released from deferred income	8,841	76,766	85,607
Other revenue grants	-	948	948
Total turnover from social letting activities	229,192	4,493,069	4,722,261
Management and maintenance administration			
Costs	85,291	1,107,126	1,192,417
Services costs	34,042	3,015,615	3,049,657
Planned and cyclical maintenance including			
major repair costs	92,772	357,290	450,062
Reactive maintenance costs	43,388	169,107	212,495
Bad debts - rents and service charges	(84)	124,634	124,550
Depreciation of affordable housing properties	80,177	206,839	287,016
Operating costs for affordable letting activities	335,586	4,980,611	5,316,197
Operating (deficit) for affordable letting activities	(106,394)	(487,542)	(593,936)
	=====	=====	=====

SCOTTISH VETERANS RESIDENCES

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

4. Particulars of turnover, operating costs and operating surplus or (deficit) from other activities

2025	Supporting people income £	Other income £	Total turnover £	Other operating costs £	Operating (deficit)/ surplus £
Support activities	141,284	-	141,284	291,450	(150,166)
Other activities	-	453,384	453,384	109,067	344,317
Total from other activities	141,284	453,384	594,668	400,517	194,151
<hr/>					
2024	Supporting people income £	Other income £	Total turnover £	Other operating costs £	Operating (deficit)/ surplus £
Support activities	131,288	-	131,288	248,477	(117,189)
Other activities	-	215,423	215,423	190,519	24,904
Total from other activities	131,288	215,423	346,711	438,996	(92,285)

There were no other activities other than the activities disclosed above.

SCOTTISH VETERANS RESIDENCES

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

5. Surplus/(Deficit) on ordinary activities before taxation	2025	2024
	£	£
Surplus/(Deficit) on ordinary activities before taxation is stated after:		
Depreciation	385,127	383,837
Auditor's remuneration for audit services (including VAT)	14,310	16,575
	=====	=====

6. Directors' emoluments and interests

Directors are defined as the members of the Governing Body, the Chief Executive and Secretary and any other person reporting directly to the Chief Executive or the Governing Body whose total emoluments exceed £60,000 per annum. No emoluments were paid to any member of the Governing Body during the year.

	2025	2024
	£	£
Emoluments of the Chief Executive (excluding employer's national insurance and pension contributions)	88,901	86,733
	=====	=====
Total	88,901	86,733
	=====	=====

There were no other directors (2024: none) whose emoluments, excluding pension contributions, were above £60,000 for the year.

No expenses were payable to members of the Governing Body for out of pocket expenses (2024: £nil).

During the year, the senior officers' emoluments (excluding employer's national insurance and pension contributions) fell within the following band distributions:

	2025	2024
	No.	No.
More than £80,000 but not more than £90,000	1	1
	=====	=====

7. Staff costs/employees

	2025	2024
	£	£
Staff costs during the year:		
Salaries and wages	2,340,406	2,214,749
Social security costs	272,779	208,049
Other pension costs	164,115	157,778
Agency staff costs	139,779	167,818
	2,917,079	2,748,394
	=====	=====

	2025	2024
	No.	No.
The average monthly number of full time equivalent persons (including key management personnel)		
Managers	11	11
Other	77	66
	-----	-----
	88	77
	=====	=====

SCOTTISH VETERANS RESIDENCES**NOTES to the FINANCIAL STATEMENTS (continued)****For the year to 31 December 2025****7. Staff costs/employees (continued)**

The Charity operates a defined contribution pension scheme for staff. The assets of the scheme are held separately from those of the Charity in an independently administered fund. There was £35,055 of outstanding pension contributions at the year end (2024: £33,583).

Key management personnel are considered to be the Chief Executive and the Deputy Chief Executive whose total remuneration for 2025 was £165,132 (2024: £166,300) including pension contributions of £13,304 (2024: £14,799).

8. Taxation

Scottish Veterans Residences is a registered charity, Scottish Charity Number SC012739, and is not liable to income tax on its income under s478 to s489 CTA 2010.

9. Investments	2025	2024
	£	£
Quoted Investments	9,364,281	9,473,243
Cash held as part of portfolio	260,946	75,998
	-----	-----
	9,625,227	9,549,241
	=====	=====
Fair value		
Opening balance at 1 January 2025	9,473,243	8,875,362
Additions	1,815,549	2,021,839
Disposals at market value	(2,308,545)	(1,955,411)
Change in net unrealised gains/(losses)	384,034	531,453
	-----	-----
Fair value at 31 December 2025	9,364,281	9,473,243
	=====	=====

SCOTTISH VETERANS RESIDENCES

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

10. Tangible fixed assets – Housing Properties	2025 Total	2024 Total
	£	£
Property rehabilitation and development		
Cost		
At 1 January 2025	17,675,322	17,447,576
Expenditure during the year	132,341	264,748
Disposals during the year	(1,108)	(37,002)
Cost at 31 December 2025	17,806,555	17,675,322
	=====	=====
Depreciation		
At 1 January 2025	5,202,516	4,939,810
Charge for year	299,701	287,017
Depreciation on disposals	(567)	(24,311)
	-----	-----
At 31 December 2025	5,501,650	5,202,516
	=====	=====
Net depreciated cost	12,304,905	12,472,806
	=====	=====
Net book value at 31 December 2025	12,304,905	12,472,806
	=====	=====
Net book value at 31 December 2024	12,472,806	12,472,806
	=====	=====

Included in the cost of fixed assets is Land of £127,500 that is not depreciated (2024: £127,500)

	Units in Management	
	2025 No.	2024 No.
The number of units of accommodation in management were as follows:		
General Needs Housing	45	45
Supported Housing Accommodation	159	159
	-----	-----
	204	204
	=====	=====

Total major repairs costs to existing properties during the year were £134,796 (2024: £296,546) of which £132,341 (2024: £264,748) were capitalised.

SCOTTISH VETERANS RESIDENCES**NOTES to the FINANCIAL STATEMENTS (continued)****For the year to 31 December 2025**

11. Tangible fixed assets - Other	Motor Vehicle	Equipment	Garden Room	2025 Total	2024 Total
	£	£	£	£	£
Cost					
At 1 January 2025	5,500	1,024,178	8,985	1,038,663	1,006,967
Additions	27,294	-	-	27,294	31,696
	-----	-----	-----	-----	-----
Cost at 31 December 2025	32,794	1,024,178	8,985	1,065,957	1,038,663
	=====	=====	=====	=====	=====
Depreciation					
At 1 January 2025	5,500	690,133	7,637	703,270	606,450
Charge for year	3,980	80,547	899	85,426	96,820
	-----	-----	-----	-----	-----
At 31 December 2025	9,480	770,680	8,536	788,696	703,270
	=====	=====	=====	=====	=====
Net book value at 31 December 2025	23,314	253,498	449	277,261	335,393
	=====	=====	=====	=====	=====
Net book value at 31 December 2024	-	334,045	1,348		
	=====	=====	=====		
12. Debtors				2025	2024
				£	£
Rental arrears				347,773	361,952
Doubtful debt provision				(92,113)	(133,991)
				-----	-----
Sundry debtors and prepayments				255,660	227,961
				152,894	195,711
				-----	-----
				408,554	423,672
				=====	=====
13. Cash and cash equivalents				At 1 January 2025	At 31 December 2025
				£	£
Cash at bank and in hand				417,347	1,363,695
				-----	-----
				946,348	
				=====	=====

SCOTTISH VETERANS RESIDENCES

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

14. Creditors	2025	2024
	£	£
Amounts falling due within one year:		
Rent prepaid	126,914	74,939
Trade creditors	260,126	107,928
Accruals	53,724	52,959
Sundry creditors	103,634	138,595
Other taxes and social security	58,985	51,628
Deferred Housing Association Grant	85,607	85,607
	688,990	511,656
	=====	=====
Amounts falling due after one year:		
Deferred Housing Association Grant	4,280,916	4,366,526
	=====	=====
	2025	2024
	£	£
Deferred Housing Association Grant		
Due within one year	85,607	85,607
Due between one and two years	85,607	85,607
Due between three and five years	256,821	256,821
Due after 5 years	3,938,488	4,024,098
	4,366,523	4,452,133
Less: included in current liabilities above	(85,607)	(85,607)
	4,280,916	4,366,526
	=====	=====
15. Share capital	2025	2024
	£	£
Shares of £1 each issued and fully paid:		
At 1 January and at 31 December	12	12
	=====	=====
The shares carry no rights to interest or dividend and are neither withdrawable nor transferable.		
16. Revenue reserves	2025	2024
	£	£
Balance at 1 January	18,141,629	18,041,911
Unrestricted Surplus for the year	550,782	99,718
Balance at 31 December	18,692,411	18,141,629
	=====	=====

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

17. Restricted reserves	2025	2024
	£	£
Balance at 1 January	178,636	223,393
Surplus/(Deficit) for the year	138,677	(44,757)
	-----	-----
	317,313	178,636
	=====	=====

	Balance at 1 January 2025	Incoming Resources	Outgoing Resources	Balance at 31 December 2025
	£	£	£	£
Glasgow Fund	2,160	340	(1,161)	1,339
Whitefoord Other	-	46,922	(6,428)	40,494
Rosendael Fund	145,973	122,686	(32,650)	236,009
Project Heritage	-	30,834	(30,834)	-
Fire Door Programme	-	30,000	(30,000)	-
Activities and Wellbeing	-	5,300	-	5,300
Counselling	-	25,000	-	25,000
Glasgow wellbeing room	2,500	-	(361)	2,139
Occupational Therapy Post	12,442	44,860	(54,593)	2,709
Join In Live Well Officer Post Whitefoord	15,561	-	(15,561)	-
Join In Live Well Officer Post Rosendael	-	10,000	(10,000)	-
Occupational Expenditure	-	10,000	(5,677)	4,323
	-----	-----	-----	-----
	178,636	325,942	(187,265)	317,313
	=====	=====	=====	=====

Glasgow Fund

The purpose of the fund is to hold monies which have been donated and or granted to Bellrock Close but for no specific purpose.

Whitefoord Other

The purpose of this fund is to hold monies which have been donated and or granted to Whitefoord House but for no specific purpose.

Rosendael Fund

The purpose of the fund is to hold monies which have been donated and or granted towards the development work to be carried out at Rosendael, which will be transferred when the work is undertaken.

Project Heritage

The project heritage fund was set up to pay for the restoration of the SVR memorial in Eastern Cemetery Edinburgh.

Fire Door Programme

This fund was set up for any specific donations received towards the fire door project. This project is for the renewal of doors at Whitefoord, Rosendael and Gilmerton.

Activities and Wellbeing

Donation received to go towards the costs of activities and wellbeing of the residents.

Counselling

This is a grant received towards the counselling costs across all three residences in 2026.

SCOTTISH VETERANS RESIDENCES

NOTES to the FINANCIAL STATEMENTS (continued)

For the year to 31 December 2025

17. Restricted reserves continued

Glasgow Wellbeing Room

Donation received to cover the costs of a wellbeing room at Bellrock.

Occupational Therapy Post

Grant from the Scottish Government to fund the occupational therapist post. This is a two year grant.

Join In Live Well Officer Post Whitefoord

Grant received from the National Lottery towards a part time JILWO post at Whitefoord. This is a two year grant.

Join In Live Well Officer Post Rosendael

This was a grant received in the year towards the salary of the JILWO at Rosendael and activities costs. This is a three year grant.

Occupational Expenditure

This was a grant received for routine expenditure and relief work for war pensioners and those in receipt of Armed Force Compensation Scheme award.

	Balance at 1 January 2024 £	Incoming Resources £	Outgoing Resources £	Balance at 31 December 2024 £
Healthy Lives Officer Post	10,204	-	(10,204)	-
Glasgow Fund	5,631	2,160	(5,631)	2,160
Whitefoord Other	7,999	7,361	(15,360)	-
Rosendael Fund	165,315	10,000	(29,342)	145,973
Step off into Better Health	18,764	-	(18,764)	-
Wellbeing Alliance	1,090	15,000	(16,090)	-
Gym relocation Whitefoord	10,000	-	(10,000)	-
Gym refurbishment Glasgow	298	14,595	(14,893)	-
Cycling Grant	4,092	-	(4,092)	-
Whitefoord lift replacement	-	30,000	(30,000)	-
Glasgow wellbeing room	-	2,500	-	2,500
Occupation Therapy Post	-	49,933	(37,491)	12,442
Join In Live Well Officer POST Whitefoord	-	20,000	(4,439)	15,561
	----- 223,393 =====	----- 151,549 =====	----- (196,306) =====	----- 178,636 =====

18. Operating leases

	2025 £	2024 £
Due in less than one year	13,705	13,705
Due between 2 and 5 years	35,403	49,108
	----- 49,108 =====	----- 62,813 =====

SCOTTISH VETERANS RESIDENCES**NOTES to the FINANCIAL STATEMENTS (continued)****For the year to 31 December 2025**

19. Financial instruments	2025	2024
	£	£
Financial assets		
Financial assets measured at amortised costs	408,554	423,672
Financial assets measured at fair value	9,625,227	9,549,241

Balance at 31 December	10,033,781	9,972,913
	=====	=====
Financial liabilities		
Financial liabilities measured at amortised costs	544,398	374,421

Balance at 31 December	544,398	374,421
	=====	=====

Financial assets measured at amortised cost comprise rental arrears and sundry debtors.

Financial assets measured at fair value comprise investments.

Financial liabilities measured at amortised cost comprise trade creditors, accruals, sundry creditors and rent prepaid.