



**YORKHILL HOUSING ASSOCIATION LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

**Registered with the Financial Conduct Authority
Co-operative and Community Benefit Societies Act 2014 No. 02302RS**

**Registered Housing Association - Housing (Scotland) Act 2010 Registered Number HCB 209
Registered Scottish Charity Number SC040346**

YORKHILL HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVES AND PROFESSIONAL ADVISORS

Management committee

Y Alexis	Chairperson
C Armstrong	Vice Chair
B Docherty	Secretary
M Ralph	Treasurer
Dr M Green	
P Braat	Resigned 6 June 2025
N McPherson	
J Wilson	
B Hanley	
M Chang	
D de Croy	Resigned 8 April 2025
M Mackintosh	Resigned 17 May 2024
G Mattu	Resigned 12 May 2025
B Hunter – co-optee	Appointed 12 June 2025

Executive officers

Antony Mallaghan	Chief Executive
Gary Watson	Finance Manager
Robert Calvert	Property Services Manager
Grant Kennedy	Deputy Chief Executive (Appointed 6 May 2024)
Jacqueline Stirling	Factoring Manager
Stewart Pattinson	Compliance Manager (Resigned 5 May 2024)

Registered Office

1271 Argyle Street
Glasgow
G3 8TH

External Auditor

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

Internal Auditor

Wbg
168 Bath Street
Glasgow
G2 4TP

Solicitors

TC Young
7 West George Street
Glasgow
G2 1BA

Bankers

Bank of Scotland
258/262 Dumbarton Road
Glasgow
G11 6TU

YORKHILL HOUSING ASSOCIATION LIMITED

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YORKHILL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2025

The Management Committee present their report (incorporating the Strategic Report) and the financial statements for the year ended 31 March 2025.

Principal Activities

The principal activities of the Association include:

- Provision and management of rented accommodation (467); and
- Management of properties on behalf of other owners. (494).

The results for the year are set out in the Statement of Comprehensive Income on page 12. The deficit has been deducted from the reserves brought forward.

The Association carries out an annual review each year to look to the future of the organisation and to prepare a 1–3-year future plan. The senior management team then progress the plan and the Finance Manager prepares budgets and cash flows to ensure the financial viability and stability of the plan. A strategy review was completed in the summer of 2025 and a 3-year business plan was produced and will be approved by committee for 2025-2028.

Key objectives within the current plan include:

- Several wider role projects have been carried out or are being instigated. We worked in partnership with Jobs and Business Glasgow to employ an administrative assistant and two estates caretakers to look after our estate. We are also continuing to work with Job and Business Glasgow to help residents into employment or better paid employment which will help them and make our income from rent more secure.
- Capital works- A window replacement contract was completed in this financial year to upgrading windows in our B and C listed homes. We have secured £364,000 of Government funding towards the B listed homes which is 50% of the costs. We also secured £50,000 in funding from the Scottish Enterprise Scotland Can Do Innovation Green Heat Retrofit Innovation Challenge fund to investigate a green heating source for Overnewton Court. A potentially successful innovative solution was found but capital funding is yet to be secured to proceed with this.
- Assurance – Regulatory compliance is a key principle of the Association's purpose and business planning. The Association has an Assurance Evidence Bank which is reviewed annually to ensure the annual Assurance Statement is supported by updated documentary evidence. Compliance with SHR's Regulatory Standards is demonstrated by a wide range of documents, including internal and external reports, policy documents, minutes, and training records.
- Customer Engagement – The Association continues to expand the customer engagement and has increased the use of text surveys, online surveys etc to complement the traditional methods.
- Policy Review Schedule – During 2024/25 the Management Committee ensured its policy review schedule was kept up to date to assist ongoing compliance with legal and regulatory obligations and good practice. Policies were reviewed and updated as required and included Attendance & Absence Management, Financial Regulations & Procedures, Recruitment, Complaints Handling, Staff Code of Conduct and Allocations among several others.
- Affordability – The Management Committee is committed to providing homes and services at affordable rent levels for tenants. Value markers are used to monitor financial efficiencies to ensure affordable rent levels do not compromise organisational viability. Senior staff and committee members regularly monitor financial plans.

YORKHILL HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2025

- Freedom of Information Act and GDPR UK– The Association received 2 FOI, 6 EIRS and 7 SAR requests during 2024/25. The Data Protection Officer reports quarterly to Committee to assure members that full compliance with the provisions of the legislation is being maintained. All staff have received refresher training to maintain knowledge and awareness of the organisation's legal obligations.
- Internal Audit – During 2024/25 audits were completed in Governance, Financial Controls, Damp & Mould were completed, in addition to a follow-up audit to check progress on outstanding actions from the previous year's audits. An audit plan for 2025/26 was approved at the April Committee.
- Implementation of new web site - The Association implemented updates to the business system in 24/25 as part of the wider digital transformation strategy. The contractor and tenant portals have been developed along with a portal for Committee members to access Committee information. The website has been updated and will include an AI search bot to help visitors find the information they require.
- Working Groups – these have been set up to ensure a focus on strategic initiatives. At present there are three; one each on the Overnewton Centre, Mid-Market rent and AI.

Risk and uncertainties

All risk registers were updated in accordance with the Association's Risk Management Policy. Specific risk assessments were undertaken in relation to:

- Finance
- Governance
- IT
- FOI/GDPR
- Housing Management
- Maintenance
- Factoring
- Health and Safety including Working at Heights
- Operational Health and Safety Risks – Manual Handling and Occupational Driving
- Lone Working
- Infection Control
- Manual Handling
- Stress

Financial and non-financial key performance indicators

The Association's current business plan will cover a 3- year period and follows 7 strategic objectives:

- **Local Control and Accountability** - maintain YHA status as an independent social landlord, to preserve local control and accountability and community ownership of assets.
- **Services** - deliver quality, value for money services that meets the varying needs and circumstances of our customers.
- **Homes and Neighbourhoods**- provide a high quality, locally responsive service to tenants and factored owners and work with our partners to make our neighbourhood clean and well cared for.
- **Assets** - manage our assets well and spend our resources wisely, to invest in tenants' homes, improve standards of energy efficiency and ensure that the common parts of tenement housing are well maintained.
- **Communities and Engagement**- increase levels of customer engagement, to help improve our services and our responsiveness to customers' priorities for the future. Work with the community and partners to make Yorkhill a thriving place to live.
- **Leadership and Financial** - maintain good governance and a strong business plan, to sustain our capacity to achieve our objectives and meet our obligations.
- **People** - support and develop our staff members and teams to carry out their roles to an excellent standard and help everyone to reach their potential.

These core objectives underpin all business and planning activities undertaken by committee and staff.

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR THE YEAR ENDED 31 MARCH 2025

2024-25 Strategic objective outcomes:

- **Local Control and Accountability** –the Association will remain a fully independent and autonomous Housing Association and will work in partnership with other stakeholders.
- **Services** - the Association continues to deliver a high-quality service to tenants and owners with high levels of satisfaction reported in the Charter return.
- **Homes and Neighbourhoods** - the Association has reported high customer satisfaction levels. A provision has been included within the budget for bulk uplift services, landscaping and stair cleaning contracts are also in place. Much of the bulk uplift services, back court cleaning and stair cleaning has now been taken on by a dedicated Estates caretaking team which has been funded through savings in the previous external contracts and has led to increased customer satisfaction. The Association has engaged with the Council to address ongoing environmental issues.
- **Assets** - the Association carried out a window replacement program for the B and C listed properties in the year. This was a significant investment that improves the energy efficiency of highly desirable homes.
- **Communities and Engagement**- the Association have continued resident surveys in the year.
- **Leadership and Management**- all regulatory returns were completed and submitted on time. The Association met all legal obligations and achieved full compliance with SHR regulatory standards of Governance and Financial Management. An updated 30-year financial plan will be completed and approved in December 2025.
- **Staff Development**- YHA retain and attract a knowledgeable and dedicated workforce. A full training and development programs is adopted including team meetings/briefings, staff appraisals and training. A hybrid working model is in place to ensure overall business needs and customer views are met.

Governance

Governing Document

The Association as a social landlord is registered with the Scottish Housing Regulator, OSCR and the Financial Conduct Authority.

Recruitment and Appointment of the Management Committee

One third of the Management Committee retire by rotation annually at the Annual General Meeting. They can then be nominated for re-election.

The Association endeavours to have a diverse range of Management Committee members who can bring their own skills to the Committee. This is achieved by direct contact with residents within the Yorkhill area as well as by networking and identifying members who could bring their own skills and experience to the Association's Management Committee.

Annual Appraisal of Management Committee

An annual appraisal of the Management Committee is undertaken by an external organisation. The process involves assessments of the team's collective knowledge and also one to one interview for individuals. The report presented to Committee confirms the ongoing competences of all members in accordance with regulatory requirements.

Organisational Structure

A full Governance review was carried out in 2023/24 by an external assessor. This has been implemented gradually throughout 2024/25. At the end of March 2025, the Management Committee comprised of eleven fully elected members. Over the 2024/25 financial year, one member resigned. The Management Committee met monthly with the exception of January and July, with September having an additional special meeting to evaluate Committee nominations ahead of the Annual General Meeting on 18 September 2025. There was also a governance and finance sub-committee and a services sub-committee, who meet quarterly and report directly to the Management Committee. This is being reviewed with a view to removing the services sub-committee and reporting the information presently provided to this into a report for the full Management Committee quarterly.

**REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR THE YEAR ENDED 31 MARCH 2025**

Delegated authority is in place and day to day responsibility for the provision of services rests with the Chief Executive. The Chief Executive is responsible for ensuring that the Association delivers the services specified and that key performance indicators are met.

Management committee and executive officers

The Management Committee and executive officers of the Association are listed on the Association's information page at the start of the financial statements.

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

Statement of management committee's responsibilities

Statute requires the Management Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income or expenditure of the Association for the year ended on that date. In preparing these financial statements, the Management Committee is required to:

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

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Related party transactions

Some members of the Management Committee are tenants or owner occupiers, however, the policies, procedures and agreements in place do not allow them to use their position on the committee to their personal advantage.

Related party transactions are documented at note 25.

Internal financial control

The Committee is responsible for the Association's system of internal financial control and has reviewed its effectiveness from information provided by management staff.

Any system can only provide reasonable and not absolute assurance against material misstatement or loss.

The financial control system within the Association is fundamentally simple and appropriate to the size and complexity of the organisation. It includes a combination of regular review of financial results compared with an agreed budget and authorisation of all expenditure by senior staff and Committee.

YORKHILL HOUSING ASSOCIATION LIMITED

**REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR THE YEAR ENDED 31 MARCH 2025**

Disclosure of information to the auditor

To the knowledge and belief of each of the persons who are members of the Management Committee at the time the report is approved:

- So far as the Committee members are aware, there is no relevant information of which the Association's auditor is unaware; and
- He/she has taken all the steps that he/she ought to have taken as a Committee member in order to make himself/herself aware of any relevant information, and to establish that the Association's auditor is aware of the information.

Auditor

A resolution to re-appoint Azets Audit Services as auditor will be put to the members at the Annual General Meeting.

The report of the Management Committee (Incorporating the Strategic Report) has been approved by the Management Committee on 14 August 2025 and signed on its behalf by:



B Docherty
Secretary

Date: 21 August 2025

**MANAGEMENT COMMITTEE'S STATEMENT ON INTERNAL FINANCIAL CONTROLS
FOR THE YEAR ENDED 31 MARCH 2025**

The Management Committee acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate for the various business environments in which it operates.

These controls are designed to give reasonable assurance with respect to:

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

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

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions, and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared regularly, which allow the Management Committee and staff to monitor the key business risks and progress towards financial plans set for the year and medium term;
- regular management accounts are prepared timeously, providing relevant, reliable and up to date financial and other information and significant variances from budget are investigated where appropriate;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures;
- the Management Committee reviews reports from the Chief Executive, staff and the external and internal auditor to provide reasonable assurance that control procedures are in place and are being followed; and
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Management Committee has confirmed the existence of the system of internal financial control in the Association for the year ended 31 March 2025.

By order of the Management Committee



Y Alexis
Chairperson

Dated: 21 August 2025

**REPORT OF THE AUDITOR TO THE MANAGEMENT COMMITTEE ON CORPORATE GOVERNANCE
MATTERS FOR THE YEAR ENDED 31 MARCH 2025**

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

Basis of Opinion

We carried out our review having regard to the requirements on corporate governance matters within Bulletin 2009/4 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

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

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

Azets Audit Services

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

Dated: 22 August 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF YORKHILL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

Opinion

We have audited the financial statements of Yorkhill Housing Association Limited (the 'Association') for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, the Statement of Changes in Capital and Reserves, the Statement of Financial Position, the Statement of Cash Flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 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 requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Management Committee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF YORKHILL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

Other information (continued)

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Management Committee

As explained more fully in the Statement of the Management Committee's Responsibilities set out on page 4, the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Co-operative and Community Benefit Societies Act 2014 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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

The extent to which the audit was considered capable of detecting irregularities including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF YORKHILL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

The extent to which the audit was considered capable of detecting irregularities including fraud (continued)

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement director ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Association through discussions with the Management Committee members and the senior management team, and from our knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator, taxation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Management Committee and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

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

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

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

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

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF YORKHILL HOUSING ASSOCIATION
LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

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

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

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

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members, as a body, those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

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

Date: 22 August 2025

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

YORKHILL HOUSING ASSOCIATION LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
Turnover	4	2,734,044	2,601,108
Operating Expenditure	4	(2,722,266)	(2,717,001)
Operating surplus/(deficit)	4	11,778	(115,893)
Interest receivable	10	20,351	18,540
Interest payable and financing costs	11	(39,133)	(31,865)
Decrease in valuation of investment properties	14b	-	(5,000)
(Deficit) for the year before taxation		(7,004)	(134,218)
Taxation	12	-	-
(Deficit) for the year		(7,004)	(134,218)
Other comprehensive income			
Actuarial gain/(loss) in respect of pension scheme	24	29,000	(168,000)
Total comprehensive income for the year		21,996	(302,218)

The results for the year relate wholly to continuing activities.

The financial statements were authorised for issue by the Management Committee on 21 August 2025 and signed on its behalf by:

		
Y Alexis Chairperson	B Doherty Secretary	M Ralph Treasurer

The notes on pages 16 to 36 form part of these financial statements.

YORKHILL HOUSING ASSOCIATION LIMITED

**STATEMENT OF CHANGES IN CAPITAL AND RESERVES
AS AT 31 MARCH 2025**

	Share Capital £	Revenue Reserves £	Total Reserves £
Balance at 1 April 2024	103	2,852,236	2,852,339
Total comprehensive income for the year	-	21,996	21,996
Issue of share capital	5	-	5
Cancellation of share capital	(47)	-	(47)
Balance at 31 March 2025	61	2,874,232	2,874,293

**STATEMENT OF CHANGES IN CAPITAL AND RESERVES
AS AT 31 MARCH 2024**

	Share Capital £	Revenue Reserves £	Total Reserves £
Balance at 1 April 2023	105	3,154,454	3,154,559
Total comprehensive income for the year	-	(302,218)	(302,218)
Issue of share capital	5	-	5
Cancellation of share capital	(7)	-	(7)
Balance at 31 March 2024	103	2,852,236	2,852,339

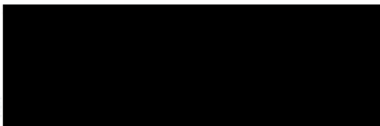
The notes on pages 16 to 36 form part of these financial statements.

YORKHILL HOUSING ASSOCIATION LIMITED

**STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2025**

	Notes	2025 £	2024 £
Tangible fixed assets			
Housing properties	14a	9,183,207	8,810,392
Other fixed assets	14b	419,248	432,333
		<u>9,602,455</u>	<u>9,242,725</u>
Current assets			
Debtors	15	553,216	658,491
Cash at bank and in hand	16a	463,294	279,459
Investments	16b	539,566	875,572
		<u>1,556,076</u>	<u>1,813,522</u>
Creditors			
Amounts falling due within one year	17	(1,389,543)	(1,178,569)
Net current assets		<u>166,533</u>	<u>634,953</u>
Total assets less current liabilities		<u>9,768,988</u>	<u>9,877,678</u>
Creditors			
Amounts falling due after more than one year	18	(6,606,695)	(6,723,339)
Pension – defined benefit liability	24	(288,000)	(302,000)
Net Assets		<u>2,874,293</u>	<u>2,852,339</u>
Capital and reserves			
Called up share capital	20	61	103
Revenue reserves	21	2,874,232	2,852,236
		<u>2,874,293</u>	<u>2,852,339</u>

The financial statements were authorised for issue by the Management Committee on 21 August 2025 and signed on its behalf by:

		
Y Alexis Chairperson	B Docherty Secretary	M Ralph Treasurer

The notes on pages 16 to 36 form part of these financial statements.

YORKHILL HOUSING ASSOCIATION LIMITED

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
Net cash generated from operating activities	23	638,740	72,741
Cash flow from investing activities			
Purchase of fixed assets		(974,715)	(1,587,621)
Purchase of other fixed assets		(34,000)	(70,525)
Government capital grants received		276,598	972,579
Interest received		20,351	18,540
		(711,766)	(667,027)
Cash flow from financing activities			
Interest paid		(24,133)	(25,865)
Repayment of borrowings		(55,017)	(53,287)
Issue of share capital		5	5
Transfer to current asset investments		336,006	641,549
		256,861	562,402
Net change in cash and cash equivalents		183,835	(31,884)
Cash and cash equivalents at 1 April	16a	279,459	311,343
Cash and cash equivalents at 31 March	16a	463,294	279,459

	At 1 April 2024 £	Cash flows £	Other non- cash changes £	At 31 March 2025 £
Cash and cash equivalents				
Cash	279,459	183,835	-	463,294
Cash equivalents	875,572	(336,006)	-	539,566
	1,155,031	(152,171)	-	1,002,860
Borrowings				
Debt due within one year	(54,748)	(55,017)	52,960	(56,805)
Debt due after one year	(724,012)	-	57,074	(666,938)
	(778,760)	(55,017)	110,034	(723,743)
Total	376,271	(207,188)	110,034	279,117

The notes on pages 16 to 36 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

1. General information

These financial statements are presented in Pounds Sterling (GBP), as that is the currency in which the Association's transactions are denominated. They comprise the financial statements of Yorkhill Housing Association drawn up for the year ended 31 March 2025.

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities. The Association is a registered social landlord in Scotland and its registered number is HCB 209.

The Association's Scottish Charity number is SC040346. The address of the Association's registered office is: 1271 Argyle Street, Glasgow, G3 8TH.

2. Accounting policies

Basis of accounting

The financial statements are prepared on the historical cost basis of accounting subject to the revaluation of certain fixed assets and in accordance with United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Housing Requirements 2019 as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (see note 3).

Basis of preparation

The financial statements are prepared on the historical cost basis of accounting subject to the revaluation of certain fixed assets and in accordance with applicable accounting standards.

The effect of events relating to the year ended 31 March 2025, which occurred before the date of approval of the financial statements by the Board of Management have been included in the statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2025 and of the results for the year ended on that date.

Going Concern

The Management Committee anticipate that a surplus will be generated in the year to 31 March 2026 and in the year to 31 March 2027. The Association has a healthy cash balance and net current asset position and thus the Management Committee is satisfied that there are sufficient resources in place to continue operations in the foreseeable future. Thus, the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Turnover

Turnover represents rental and service charge income, factoring service income, and fees or revenue grants receivable from Glasgow City Council and from the Scottish Government.

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

Income from revenue grants receivable have been covered in a separate accounting policy below.

2. Accounting policies(continued)

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the relevant sections of the income and expenditure account on the basis of costs of staff directly attributable to the operations dealt with in the financial statements.

Interest receivable

Interest receivable is recognised in the Statement of Comprehensive Income using the effective interest method.

Interest payable

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

Government capital grants

Government capital grants, amounts approved by The Scottish Government or local authorities, are paid directly to the Association as required to meet its liabilities during the development process. This is treated as a deferred capital grant and is released to income in accordance with the accrual model over the useful life of the asset it relates to on completion of the development phase. The accrual model requires the Association to recognise income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Government revenue grants

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

Non-government capital and revenue grants

Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the Association is entitled to them, it is probable they will be received, and they can be measured reliably.

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

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

Fixed assets - Housing properties

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

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

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

2. Accounting policies (continued)

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

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

Depreciation

1. Housing properties

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

Land	- not depreciated
Kitchens	- over 18 years
Bathrooms	- over 18 years
Structure	- over 50 years
Boilers	- over 15 years
Central heating	- over 24 years
Gutters	- over 20 years
Windows	- over 20 years
Tiles	- over 40 years
Lifts	- over 15 years
Flashings	- over 30 years

2. Other fixed assets

Depreciation is charged on other fixed assets so as to write off the asset cost less any recoverable value over its anticipated useful life.

The following rates have been used:

Furniture, Fittings & Equipment	- 20% straight line
Office Property	- over 50 years

A full year's depreciation is charged in the year of purchase. No charge is made in the year of disposal.

Investment property

Investment properties are initially recorded at cost. Thereafter investment properties are held at fair value through profit or loss. The investment properties are not depreciated.

Debtors

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

Creditors

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

2. Accounting policies (continued)

Rental arrears

Rental arrears represent amounts due by tenants for rental of social housing properties at the year end. Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in note 15.

Cash and Cash Equivalents

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

Financial instruments

The Association only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable and loans.

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

Pension costs (note 24)

The Scottish Housing Association Defined Benefits Pension Scheme

The Association participates in The Scottish Housing Associations' Defined Benefits Pension Scheme (SHAPS) and retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the scheme. Payments are made in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across the various participating Associations taken as a whole.

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

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

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

3. Judgements in applying policies and key sources of estimation uncertainty

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

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

- The categorisation of housing properties as property, plant and equipment in line with the requirements of the SORP;
- The amount disclosed as 'operating profit' is representative of activities that would normally be regarded as 'operating'; and
- The identification of a cash generating unit for impairment purposes.

The Management Committee are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied as follows:

<u>Estimate</u>	<u>Basis of estimation</u>
Useful lives of property, plant and equipment	The useful lives of property, plant and equipment are based on the knowledge of senior management at the Association, with reference to expected asset life cycles.
The main components of housing properties and their useful lives	The cost of housing properties is split into separately identifiable components. These components were identified by knowledgeable and experienced staff members and based on costing models.
Recoverable amount of rental and other trade receivables	Rental arrears and other trade receivables are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into account.
Investment properties	The investment properties were valued by an appropriate qualified surveyor using market data at the date of the valuation.
The obligations under the SHAPs pension scheme	This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

4. Particulars of turnover, operating expenditure and operating surplus/(deficit)

Notes		2025			2024		
		Turnover	Operating	Operating	Turnover	Operating	Operating
		£	Expenditure	(Deficit)/	£	Expenditure	(Deficit)
			£	surplus		£	/Surplus
				£			£
Affordable lettings	5	2,616,696	2,599,526	17,170	2,457,338	2,586,054	(128,716)
Other activities	6	117,348	122,740	(5,392)	143,770	130,947	12,823
Total		<u>2,734,044</u>	<u>2,722,266</u>	<u>11,778</u>	<u>2,601,108</u>	<u>2,717,001</u>	<u>(115,893)</u>

YORKHILL HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

5	Particulars of income and expenditure from affordable lettings	General Needs Housing £	Supported Housing £	Shared Ownership £	Other £	2025 Total £	2024 Total £
	Income from rent and service charges						
	Rent receivable net of service charges	2,105,549	-	-	-	2,105,549	1,966,643
	Service charges	121,905	-	-	-	121,905	113,769
	Gross income from rents and service charges	2,227,454	-	-	-	2,227,454	2,080,412
	Less: Voids	(4,458)	-	-	-	(4,458)	(3,038)
	Net income from rents and service charges	2,222,996	-	-	-	2,222,996	2,077,374
	Release of deferred government grant	327,209	-	-	-	327,209	318,250
	Grants from the Scottish Ministers	66,491	-	-	-	66,491	61,714
	Total turnover from affordable letting activities	2,616,696	-	-	-	2,616,696	2,457,338
	Expenditure						
	Management and maintenance administration costs	1,226,948	-	-	-	1,226,948	1,166,754
	Service charges	133,389	-	-	-	133,389	187,562
	Planned cyclical maintenance including major repairs	313,033	-	-	-	313,033	307,075
	Reactive maintenance costs	304,395	-	-	-	304,395	369,199
	Bad debts - rents and service charges	19,861	-	-	-	19,861	1,215
	Depreciation of social housing	601,900	-	-	-	601,900	554,249
	Operating costs for affordable letting activities	2,599,526	-	-	-	2,599,526	2,586,054
	Operating (deficit)						
	On affordable letting activities, 2025	17,010	-	-	-	17,010	
	On affordable letting activities, 2024	(128,716)	-	-	-		(128,716)

Included in depreciation of social housing is £17,676 (2024 - £6,507) relating to the loss on disposal of components.

Included in management and maintenance administration costs is £nil (2024 - £nil) in relation to impairment of office premises.

YORKHILL HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

6. Particulars of turnover, operating expenditure and operating surplus/(deficit) from other activities

	Grants from Scottish Ministers	Other Revenue Grants	Supporting People Income	Other Income	Turnover 2025 Total	Turnover 2024 Total	Operating Expenditure Bad Debts	Other Operating Expenditure	2025 Surplus/ (deficit)	2024 Surplus/ (deficit)
	£	£	£	£	£	£	£	£	£	£
Wider role activities	-	-	-	-	-	36,711	-	31,599	(31,599)	(7,867)
Commercial rent	-	-	-	13,992	13,992	13,062	-	-	13,992	13,062
Care and repair of property	-	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	103,356	103,356	93,997	4,182	86,959	12p,215	7,628
Development and construction of property activities	-	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-	-
Agency/management services for RSL's	-	-	-	-	-	-	-	-	-	-
Other agency/management services	-	-	-	-	-	-	-	-	-	-
Development for sale to RSL's	-	-	-	-	-	-	-	-	-	-
Development and improvements for sale to non RSL's	-	-	-	-	-	-	-	-	-	-
Commercial properties	-	-	-	-	-	-	-	-	-	-
Disabled adaptations	-	-	-	-	-	-	-	-	-	-
Other income	-	-	-	-	-	-	-	-	-	-
Total from other activities, 2025	-	-	-	117,348	117,348	-	4,182	118,558	(5,392)	
Total from other activities, 2024	36,711	-	-	107,059		143,770	-	130,947		12,823

YORKHILL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

7. Operating surplus	2025	2024
	£	£
Surplus on ordinary activities before taxation is stated after charging:		
Depreciation of housing properties including loss on disposal of components	601,900	554,249
Auditor's remuneration		
- in their capacity as auditor	19,500	19,300
- other services	1,500	975

8. Directors' emoluments

The Directors are defined as the members of the Management Committee, the Chief Executive and any other person reporting directly to the Chief Executive or the Management Committee.

The Association considers key management personnel to be the Management Committee and the senior management team (listed on the Association's information page) of the Association only.

No emoluments are paid to any member of the Management Committee during the year.

	2025	2024
	£	£
Emoluments of the Chief Executive and Deputy Director	133,667	119,206
Social Security costs	15,050	13,566
Employers pension contributions	12,277	12,105
	160,994	145,577

The emoluments of key management (excluding pension contributions and including social security costs and benefits in kind) for the year were £310,037 (2024 - £327,499). Their pension contributions (including the past service element) for the year were £30,617 (2024 - £43,140). No enhanced or special terms apply to membership and the directors have no other pension arrangements to which the Association contributes.

The emoluments (excluding pension contributions) of the directors were in the following range:

	2025	2024
	Number	Number
£60,000 - £70,000	1	-
£70,000 - £80,000	-	-
£80,000 - £90,000	1	-

Two directors earned more than £60,000.

	£	£
Total expenses reimbursed to Management Committee insofar as not chargeable to UK income tax	-	375

YORKHILL HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

9. Employee information	2025 Number	2024 Number
The average number of full time equivalent employees during the year was:	15	16
	2025 £	2024 £
Wages and salaries	630,516	644,576
Social security costs	59,712	65,042
Pension contributions	101,987	83,319
Service cost adjustment	3,552	3,457
	795,767	796,394
10. Interest receivable	2025 £	2024 £
Interest receivable on deposits	20,351	18,540
11. Interest payable and financing costs	2025 £	2024 £
On private loans	24,133	25,865
Defined benefit pension liability – interest charge (Note 24)	15,000	6,000
	39,133	31,865

12. Taxation

The Association is a registered charity and as a result no corporation tax is due on any surplus generated from charitable activities. No corporation tax is due on its non-charitable activities.

YORKHILL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

13. Housing stock

	2025	2024
	Number	Number
The number of units of accommodation in management at year end:		
General needs housing	467	467
Supported housing	-	-
	<u>467</u>	<u>467</u>

14a. Tangible fixed assets

	Housing Properties Held for General Letting £	Housing Properties Held for Supported Letting £	Total £
Cost:			
At 1 April 2024	20,074,074	-	20,074,074
Additions during year			
- Properties	-	-	-
- Components	974,715	-	974,715
Disposals during year	(84,264)	-	(84,264)
As at 31 March 2025	<u>20,964,525</u>	<u>-</u>	<u>20,964,525</u>
Depreciation:			
At 1 April 2024	11,263,682	-	11,263,682
Provided during the year	586,224	-	586,224
Disposals during the year	(68,588)	-	(68,588)
As at 31 March 2025	<u>11,781,318</u>	<u>-</u>	<u>11,781,318</u>
Net book value:			
As at 31 March 2025	<u>9,183,207</u>	<u>-</u>	<u>9,183,207</u>
As at 31 March 2024	<u>8,810,392</u>	<u>-</u>	<u>8,810,392</u>

There were no property disposals in the current year (2024 - nil).

Additions to housing properties during the year includes £nil capitalised interest (2024 - £nil) and £nil capitalised administration costs (2024 - £5,580). All housing properties are freehold.

The depreciation charge for the year for housing stock was £586,224 (2024 - £547,742). The net book value of disposed components was £15,676 (2024 - £6,507) and has been included in depreciation of social housing in note 5 in accordance with the SORP.

Included in freehold housing properties is land with a historic cost allocation of £1,069,225 (2024: £1,069,225).

YORKHILL HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

14b. Other fixed assets

	Office Properties £	Furniture Fittings & Equipment £	Total £
Cost:			
At 1 April 2024	460,010	184,476	644,486
Additions during year	-	34,000	34,000
Disposals during year	-	(16,551)	(16,551)
Movement in fair value of investment property	-	-	-
As at 31 March 2025	460,010	201,925	661,935
Depreciation:			
At 1 April 2024	119,510	92,643	212,153
Provided during the year	6,700	40,385	47,085
Disposals during the year	-	(16,551)	(16,551)
As at 31 March 2025	126,210	116,477	242,687
Net book value:			
As at 31 March 2025	333,800	85,448	419,248
As at 31 March 2024	340,500	91,833	432,333

Included within office properties are investment properties held at valuation totalling £130,000 (2024 - £130,000)

The company's interest in investment properties was valued on 6 June 2024 on an open market basis by DM Hall. The Directors of the Association consider this valuation reasonable and have incorporated it into these financial statements.

YORKHILL HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

15. Debtors	2025	2024
	£	£
Amounts falling due within one year:		
Arrears of rent and service charges	148,191	191,874
Less: Provision for doubtful debts	(103,631)	(103,631)
	44,560	88,243
Prepayments and accrued income	400,126	486,029
Other debtors	108,530	84,219
	553,216	658,491
16a. Cash and cash equivalents	2025	2024
	£	£
Cash at bank and in hand	463,294	279,459
	463,294	279,459
16b. Investments	2025	2024
	£	£
Balances held on deposit	539,566	875,572
	539,566	875,572
17. Creditors: Amounts falling due within one year	2025	2024
	£	£
Housing loans	56,805	54,748
Trade creditors	98,933	48,830
Other taxation and social security	8,872	23,936
Other creditors	374,799	386,174
Accruals	404,083	211,854
Rent paid in advance	110,687	118,449
Deferred capital grants (Note 19)	327,209	318,250
Pension creditor	8,155	16,328
	1,389,543	1,178,569

Pension contributions of £8,155 were outstanding at the year-end (2024 - £16,328).

YORKHILL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

18. Creditors: Amounts falling due after more than one year	2025 £	2024 £
Deferred capital grants (Note 19)	5,939,757	5,999,327
Housing loans	666,938	724,012
	6,606,695	6,723,339

Housing loans are secured by specific charges on the Association's properties. The net book value of housing properties secured at the year end was £1,027,333 (2024 - £1,000,098). There is one bank loan (2024: one bank loan), which is repayable at a fixed interest rate of 3.2%. These loans are repayable within the next 30 years as follows: -

	2025 £	2024 £
Within one year	56,805	54,748
Between one and two years	56,805	54,748
Between two and five years	170,415	164,244
After five years	439,718	505,020
	723,743	778,760
Recognised within amounts falling due in less than 1 year (Note 17)	(56,805)	(54,748)
	666,938	724,012

19. Deferred capital grants	2025 £	2024 £
Deferred capital grants 1 April	6,317,577	5,663,248
Grants received in year	276,598	972,579
Released to income in year	(327,209)	(318,250)
Deferred capital grants at 31 March	6,266,966	6,317,577
Liability splits as:		
Within one year	327,209	318,250
Between one and two years	327,209	318,250
Between two and five years	981,627	954,750
After five years	4,630,921	4,726,327
	6,266,966	6,317,577

YORKHILL HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

20. Share capital	2025	2024
	£	£
At 1 April	103	105
Shares of £1 each fully paid and issued in the year	5	5
Shares forfeited in the year	(47)	(7)
At 31 March	61	103

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

21. Reserves

Revenue reserves include all current and prior year retained surpluses or deficits.

22. Capital commitments	2025	2024
	£	£
Contracted but not provided for in these accounts	308,941	-
This is to be funded by:		
Government grants	308,941	-
	308,941	-

Operating Lease Commitments

The Association's annual commitments for rental payments under non-cancellable operating leases at 31 March 2025 were as set out below:

	2025	2025	2024	2024
	Land and	Vehicles	Land and	Vehicles
	Buildings		Buildings	
	£	£	£	£
Operating leases which expire				
Within one year	750	7,239	-	-
2-5 years	1,391	-	-	-
>5 years	-	-	-	-
	2,141	7,239	-	-

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

23. Net cash flow from operating activities	2025	2024
	£	£
Deficit for the year	(7,004)	(134,218)
Adjustments for non-cash items:		
Depreciation of tangible fixed assets	648,985	597,744
Decrease/(increase) in debtors	105,275	(75,432)
Increase/(decrease) in creditors	199,958	(15,421)
Interest charge in respect of the defined benefit pension liability	15,000	6,000
Movement in fair value of investment properties	-	5,000
Adjustments for investing and financing activities:		
Interest payable	24,133	25,865
Interest received	(20,351)	(18,540)
Release of deferred Government capital grants	(327,209)	(318,250)
Forfeited share capital	(47)	(7)
	638,740	72,741

24. Pension obligations**General**

Yorkhill Housing Association Limited participates in the Scottish Housing Pension Scheme (the Scheme).

The Scheme is a multi-employer defined benefit scheme. The Scheme offers six benefit structures to employers, namely;

Final salary with a 1/60th accrual rate
 Career average revalued earnings with a 1/60th accrual rate
 Career average revalued earnings with a 1/70th accrual rate
 Career average revalued earnings with a 1/80th accrual rate
 Career average revalued earnings with a 1/120th accrual rate contracted in
 Defined Contribution

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. The DC option can be introduced by the employer on the first day of any month after giving a minimum of three months' prior notice.

Yorkhill Housing Association Limited has elected to close the defined benefit scheme as at 1 July 2020 with all staff transferred over to the defined contribution scheme. Prior to this, the Association operated the final salary with a 1/60th accrual rate for staff employed prior to 1 April 2011. All staff employed from 1 April 2011 were previously eligible to join the CARE 1/120th scheme including staff auto enrolled from the staging date of 1 August 2016.

24. Pension obligations (continued)

During the accounting period and prior to the defined benefit scheme closing, Yorkhill Housing Association Limited paid contributions at the rate of 12.6% of pensionable salaries for staff on Final Salary Scheme and 6% for staff on CARE 1/120th scheme. Member contributions were 12.5% and 6% respectively. After the 1 July 2020, former final salary members employer contributions were 12.6% and former CARE 1/20th employer contributions were 9%. Employee contributions were 12.5% and 6% respectively. All payments after 1 July 2020 were made under the defined contribution scheme.

As at the balance sheet date there were no active members of the Final Salary Scheme or the Care 1/120th scheme (*2024 - none were members of the Final Salary Scheme & none were members of the Care 1/20th scheme*). The annual pensionable payroll in respect of these members was £630,516 (*2024 - £644,576*). Yorkhill Housing Association Limited has stopped membership of the Scheme to its employees.

The Trustees commission an actuarial valuation of the Scheme every three years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required, so that the Scheme can meet its pension obligations as they fall due.

The actuarial valuation assesses whether the Scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market values. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2021. This valuation revealed a deficit of £27m. A Recovery Plan was put in place to eliminate the deficit which ran to 30 September 2022.

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

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive. The latest accounting valuation was carried out with an effective date of 30 September 2024. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2025 to 28 February 2026 inclusive.

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

24. Pension obligations (continued)

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

	31 March 2025 £'000	31 March 2024 £'000
Fair value of plan assets	1,960	2,142
Present value of defined benefit obligations	(2,248)	(2,444)
Defined benefit liability to be recognised	(288)	(302)

Reconciliation of opening and closing balances of the defined benefit obligation

	Year ended 31 March 2025 £'000	Year ended 31 March 2024 £'000
Defined benefit obligation at start of period	(2,444)	(2,426)
Current service cost	-	-
Expenses	(4)	(3)
Interest cost	(116)	(116)
Contribution by plan participants	-	-
Actuarial (losses) due to scheme experience	(47)	(22)
Actuarial gains due to changes in demographic assumptions	-	16
Actuarial gains/(losses) due to changes in financial assumptions	228	(11)
Benefits paid and expenses	135	118
Defined benefit liability at the end of the period	(2,248)	(2,444)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**
24. Pension obligations (continued)**Reconciliation of opening and closing balances of the fair value of plan assets**

	Year ended 31 March 2025 £'000	Year ended 31 March 2024 £'000
Fair value of plan assets at start of the period	2,142	2,298
Interest income	101	110
Experience on plan assets (excluding amounts included in interest income (loss))	(152)	(151)
Contributions by the employer	4	3
Contributions by participants	-	-
Benefits paid and expenses	(135)	(118)
Fair value of plan assets at end of period	1,960	2,142

Defined benefit costs recognised in the Statement of Comprehensive Income

	Year ended 31 March 2025 £'000	Year ended 31 March 2024 £'000
Current service cost	-	-
Admin expenses	4	3
Net interest expense	15	6
Defined benefit costs recognised in Statement of Comprehensive Income	19	9

	Year ended 31 March 2025 £'000	Year ended 31 March 2024 £'000
Experience on plan assets (excluding amounts included in net interest cost – (loss))	(152)	(151)
Experience gains and losses arising on the plan liabilities – (loss)	(47)	(22)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain	-	16
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain/(loss)	228	(11)
Total amount recognised in other comprehensive income – gain/(loss)	29	(168)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

24. Pension obligations (continued)

Fund allocation for employer's calculated share of assets

	31 March 2025 £'000	31 March 2024 £'000
Global Equity	227	246
Absolute Return	-	96
Distressed Opportunities	-	79
Credit Relative Value	-	75
Alternative Risk Premia	-	77
Liquid Alternatives	361	-
Emerging Markets Debt	-	38
Risk Sharing	-	129
Insurance-Linked Securities	7	13
Property	97	91
Infrastructure	-	205
Private Equity	2	2
Real Assets	234	-
Private Debt	-	86
Opportunistic Illiquid Credit	-	-
Private Credit	245	-
Credit	83	-
Investment Grade Credit	90	-
High Yield	-	-
Cash	10	56
Corporate Bond Fund	-	-
Liquid credit	-	-
Long Lease Property	1	16
Secured Income	45	71
Currency Hedging	3	(1)
Liability Driven Investment	552	775
Net Current Assets	3	3
Total Assets	1,960	2,142

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**
24. Pension obligations (continued)

The main financial assumptions used by the Scheme Actuary, TPT, in their FRS 102 calculations are as follows:

Assumptions as at	31 March 2025 % per annum
Discount rate	5.73
Inflation (RPI)	3.13
Inflation (CPI)	2.76
Salary growth	3.76
Allowance for commutation of pension for cash at retirement	75% of maximum allowance

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies:

	Life expectancy at age 65 (years)
Male retiring in 2025	20.2
Female retiring in 2025	22.7
Male retiring in 2045	21.5
Female retiring in 2045	24.2

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2017 model with an allowance for smoothing of recent mortality experience and long-term rates of 1.25% p.a. for males and 1% p.a. for females.

Member data summary
Active members

	Number	Total earnings (£'000s p.a.)	Average age (unweighted)
Males	4	185	52
Females	4	135	43
Total	8	320	48

Deferred members

	Number	Deferred pensions (£'000s p.a.)	Average age (unweighted)
Males	2	1	50
Females	5	2	52
Total	7	3	51

Pensioners

	Number	Pensions (£'000s p.a.)	Average age (unweighted)
Males	3	18	67
Females	12	116	71
Total	15	134	70

24. Pension obligations (continued)

Employer debt on withdrawal

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up. The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buyout basis i.e., the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

The Association has been notified by TPT of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2018. The employer debt on withdrawal based on the valuation as at 30 September 2024 was £679,034.

Scheme Benefit Review

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

The Court hearing concluded in March 2025, with the Court's determination expected no earlier than the summer of 2025. After this, the Trustee and its advisers will consider the outcome and communicate next steps to employers. Depending on the outcome of the hearing, it may be necessary to ask further questions of the Court to clarify certain additional points.

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

25. Payments to members and key management personnel

Some members of the Management Committee are tenants of the Association. The tenancies of these Committee Members are on normal terms and the members cannot use their position to their advantage.

The total rent and service charge payable in the year relating to tenant Board members is £15,917 (2024 - £21,741). The prepaid rent relating to tenant Board members included within debtors at the year-end is £396 (2024 - £236). The total rental arrears relating to tenant Board members included within creditors at the year-end is £799 (2024 - £214).

