ALBYN HOUSING SOCIETY LIMITED

REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

Registered Housing Association Number 64
Financial Conduct Authority Number 1776 R (S)
Charity Number SC027123

ALBYN HOUSING SOCIETY LIMITED

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

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Registration Particulars

Financial Conduct Authority	Co-operative and Community Benefit Societies Act 2014 Registration number – 1776 R (S)
Scottish Housing Regulator	Housing (Scotland) Act 2010 Registration number – 64
Charity Number	SC027123

ALBYN HOUSING SOCIETY LIMITED

BOARD, EXECUTIVES AND ADVISERS

FOR THE YEAR ENDED 31 MARCH 2024

Board
L McInnes
C Patching
I Fosbrooke
C Warner
F Mustarde
A Currie
S Macleod
C Russell
C Levy
J Bugden
L Holburn
N Owen

Executive Officers
K Morrison
A Martin
M Knight
L Macleod

Registered Office
98-104 High Street
Invergordon IV18 0DL

Auditor
RSM UK Audit LLP
Third Floor
2 Semple St
Edinburgh
EH3 8BL

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

Bankers
Royal Bank of Scotland Fifth
Floor, Kirkstane House 139
St Vincent Street Glasgow
G2 5JF

Solicitors
Harper MacLeod LLP
Citypoint 65
Haymarket Terrace
Edinburgh EH12 5HD

ALBYN HOUSING SOCIETY LIMITED

REPORT OF THE BOARD

FOR THE YEAR ENDED 31 MARCH 2024

The Board presents its report and the audited financial statements for the year ended 31 March 2024.

Principal Activities

The principal activity of Albyn Housing Society Limited ("Albyn") is the development, management and maintenance of housing in the Highlands of Scotland for people in housing need.

Albyn is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society, The Office of the Scottish Charities Regulator ("OSCR") as a Scottish Charity and the Scottish Housing Regulator as a Registered Social Landlord ("RSL").

Our Strategic Aims

Our Vision

To maintain and build quality homes, providing excellent customer service and giving opportunities for people and communities to flourish.

Our Strategic Objectives

Albyn has as its Strategic Objectives:

1. **Our homes** - Develop 418 properties across the Business Plan period following board risk assessment, to ensure we meet net zero and sustainability goals. Focus our asset management investment priorities on energy efficiency measures in line with our customers views.

2. **Our customers** – Through our reviews of our Customer Experience, Equalities and Engagement strategies we will embed a redesign of our teams to bring improvement to know more about our customers, increase inclusion, satisfaction and increase opportunities for customers to participate.

3. **Our people** – Our staffing structures are designed to offer the best services for our customers. Hub, home, roam trial end and evaluation – implementation of new way of working, nurture and promote good staff engagement, performance management programme review, L&D matrix including core competencies, embedding of equalities, diversity and inclusion, care for our staff's health and well-being, and continue to implement the People Strategy.

4. **Our finances and digital inclusion** – Manage external impacts by being effective stewards of our tenant's money, apply for grants and external funding opportunities to support our tenants, invest in system improvements to deliver efficient and effective services and implement our Digital Strategy.

5. **Our partnerships** – Creation of a Partnership Engagement Strategy to improve Albyn's reputation across the sector. Also by being thought leaders through our innovative and sector leading FIT homes sensor technology.

Albyn works to the following core values and behaviours:

- Being Caring
- Being Adaptable
- Being Professional

Albyn has three wholly owned subsidiaries. Albyn Enterprises Limited ("AEL"), the objective of which is to undertake activities of a non-charitable nature that will help Albyn to meet its objectives, Highland

Residential (Inverness) Limited ("HRL"), the objective of which is to undertake factoring and low-cost home ownership and rental and one dormant entity, Suund Limited, which has been formed for the potential exploitation of innovation and currently remains a dormant company.

The table below shows the homes that we manage:

Managed Property Numbers	2024	2023
Tenanted Properties	3,491	3,420
Managed on Behalf of Others	14	14
Shared Ownership Properties	108	109
Properties Leased to HRL for Mid Market Rent	239	214
Total	**3,852**	**3,757**

Financial Review

Albyn made a surplus of £631k (2023 - £1,157k) during the year. The consolidated results of Albyn and its trading subsidiaries, Albyn Enterprises Limited and Highland Residential (Inverness) Limited gave a surplus of £618k (2023 - £1,185k).

The surplus recorded for the financial year to 31 March 2024 includes charges and actuarial losses and gains to the statement of comprehensive income for the defined benefit pension scheme. The surplus for the year prior to these losses, gains and charges was £1,314k (2023 - £1,714k) for the Society and £1,301k (2023 – £1,742k) for the consolidated result of the Society and trading subsidiaries.

The defined benefit liability as at 31 March 2024 is £1,221k (2023 - £513k). This has therefore resulted in an increase in the liability at 31 March 2024 of £708k (2023: Increase in liability of 300k).

At the end of the financial year, the actuarial assessment of the future liability resulted in an actuarial loss of £683k (2023 - loss of £557k) and other charges to the Statement of Comprehensive Income of £25k (2023 - £3k), arriving at a closing liability at 31 March 2024 of £1,221k (2023 - £513k).

Deficit reduction payments have now ceased as advised by the scheme trustees following the recent triannual review indicating that further payments are no longer required.

Due to the unpredictable nature of the underlying assumptions in calculating the future liability, there is likely to be some volatility in the pension liability at each financial year end.

Albyn has held discussion with its main bankers and as the movement on the liability is a non-cash movement, it does not anticipate there being any adverse impact on the Society's loan covenants.

The cash surplus generated by Albyn Housing Society in the year continues to be reinvested in homes for our tenants through our new build programme and our investment in the quality of our existing homes.

Albyn remains in a strong financial position; we continue to have a substantial major repair investment programme with work to comply with the Scottish Housing Quality Standards ("SHQS") and the Energy Efficiency Standard for Social Housing ("EESSH"), as well as maintaining the quality of our homes. We have budgeted for expenditure on improvements to our homes of £1.5m in the next financial year as our programme meets our own lifecycle replacement requirements and the identified needs of the Stock Condition Survey.

Our ongoing budget for improvements will continue to increase in each year as the delivery of our Asset Management Strategy is realised and the requirements of meeting more stringent environmental and energy efficiency measures becomes clearer.

The Board of Albyn has approved a development programme of around 100 units per annum over the course of the next 5-year planning period. This follows delivery of in excess of 750 houses over the course of the past 5-year period as Albyn increased its development activities.

Cash surpluses will continue to be made, subject to our planned major repair programme over the next few years, and we will continue to make efficiency savings in our operational costs wherever possible.

Following the wider economic challenges driving up inflation and energy costs we continue to focus on the challenges facing our customers in the current economic climate by securing support with energy bills enabling tenancies to be maintained and for tenants to meet their obligations to housing costs. Our budgets and plans have been prepared to provide support for these challenges whilst maintaining cash flows and meeting key performance indicators.

Development and Performance

This report details developments that have occurred during the year relating to the main activities undertaken by Albyn and how we have performed.

Corporate Governance

Albyn has a Board (detailed on page 15) which is elected by the members of the Society. It is the responsibility of the Board to develop the strategy, setting of policy and overall direction for Albyn. They also monitor the operational activities of Albyn. Board members undertake this work in a voluntary, unpaid capacity.

The Executive Team (listed on page 16) together with the managers have been responsible for delivering the strategy and undertaking the operational activities in line with the agreed policies throughout the year.

The Board monitor the implementation of the Business Plan regularly throughout the year resulting in good progress in meeting our planning objectives. The Board was able to submit its annual assurance statement to The Scottish Housing Regulator in October 2023 which concluded that the Society was compliant with the Regulatory Framework. The Scottish Housing Regulator concurred with this assessment in its annual engagement plan published on 02 April 2024.

The Regulator continues to classify Albyn as being of “systemic importance”. The Regulator refers to a number of RSLs as ‘systemically important’ because of their stock size, turnover or level of debt or because of their significance within their area of operation. They need to maintain a comprehensive understanding of how our business model operates and the risks we face, so they seek some additional assurance through our regulation plans. It is important to bear in mind that higher levels of regulatory engagement do not therefore mean we are poorly performing.

Operational Review

At the beginning of the financial year, a redesign of the Customer Services and Assets & Investment teams was implemented with a new structure consisting of a functional Income, Tenancy Sustainment, Operations, and Repair & maintenance team. This revised structure, moving away from a geographical customer service model has been implemented to enhance the customer experience and build on our performance and service levels.

Our new Housing Management System, Civica CX continues to be developed and bring benefits to our operations since its implementation in May 2022. The new system provides a platform from which we can meet our strategic objectives for our Customer Experience and build further integration of our systems in accordance with our IT strategic goals.

We continued our focus on our rent collection figures, in light of the ongoing cost of living pressures and its impact on the ability of tenants to meet their rental obligations. We provide access to a Trust fund to support those most vulnerable and have continued to provide an Energy Fund as part of the budget for 2023/24 to help those most affected by fuel poverty. We have been successful in attracting further grant funding from the Fuel Support Fund which has enhanced our ability to support those tenants in most need.

Our development programme has continued, and we remain committed to the role that Albyn can play in expanding the supply of social and affordable housing in the Scottish Highlands. We engage positively with the local housing partnership and will develop over 400 new homes across our business plan period.

Customer Services Team

High quality customer service is central to the success of our business. Over the last few years, we have been developing new ways to improve our service delivery, both through changes to organisational structures and through building on the successful methods we currently use.

We have continued to develop our Customer Services Team to push day to day decision making through to the front-line staff, enabling them to respond more effectively and efficiently to our customers' needs. Local initiatives on arrears accounts and new, improved ways of ensuring that our new tenants have the best possible chance of sustaining a successful tenancy have delivered against our objectives for our customers who are living in our homes.

Albyn continues to have an increasing proportion of tenants who are supported with their housing costs. We continue to encourage direct payment of housing related benefits and have improved our direct debit facilities to provide greater flexibility for those wishing to manage their rent payments using this system.

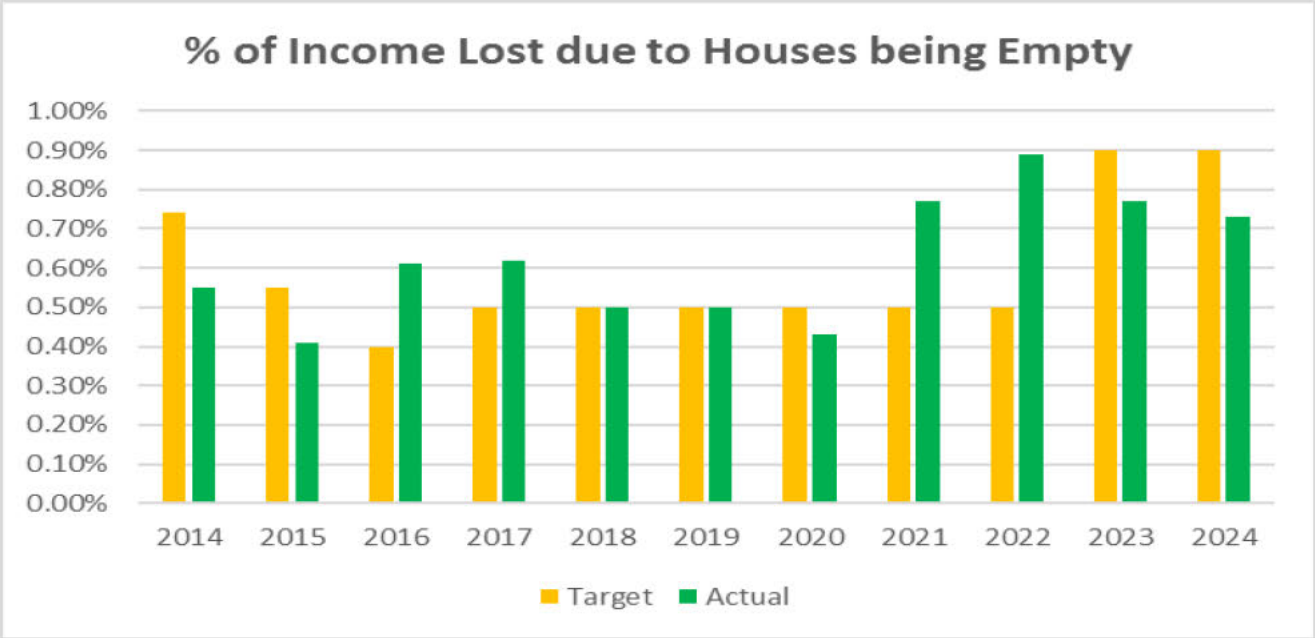
We are committed to ensuring our tenants have direct input into our service delivery and are continually looking for new ways to enable them to do this. We have developed a number of specialist focus groups where tenants can participate and gain knowledge in areas of interest to them. We have communicated regularly with our tenants providing notification of changes to service delivery and how they can get support for housing needs. We have surveyed our tenants during the financial year on rent levels. Responses to our surveys have been consistently strong providing valuable information on which to drive further service improvement. Tenants selected a 7.7% increase in rent levels effective from 1 April 2024 to bring back in line our rent levels with recent inflation.

We continued to work in partnership with our tenants to be able to publish a Tenants' Charter Report that delivers the information that matters to them on our performance against the requirements of the Scottish Social Housing Charter in an easy-to-read format.

Allocations
We continue to recognise the importance of allocating houses to new tenants to minimise the cost of empty homes. This urgency supports minimising costs and enables Albyn to maximise its impact to house applicants on the waiting list as quickly as possible. With the on-going development activity both within Albyn and our partner organisations in the Highlands, we continued to re-house a large number of families in the year.

Families re-homed in the year	2024	2023
Re-lets	159	234
New Build / other Acquisitions	96	58
Total	**255**	**292**
Average Days taken to fill an empty home	33	31

The average number of days taken to fill our empty homes increased slightly in the year as more complex improvements were required to bring void properties to lettable standards. However, the costs of void periods in the year as a percentage of income was 0.73% (2023 - 0.77%) Current and historic voids performance is set out in the graph below:



Historically we have found that it takes us longer to allocate homes in Caithness and a handful of developments in the more rural parts of the Highlands. With experienced officers dealing with the homes in these areas, and the Choice Based Lettings initiative implemented, we continue to work hard to keep our lost income as low as possible.

We achieve high levels of satisfaction with the condition of our homes, with 86% (2023 - 77%) of tenants responding to tenancy surveys indicating that they are satisfied with the quality of their home.

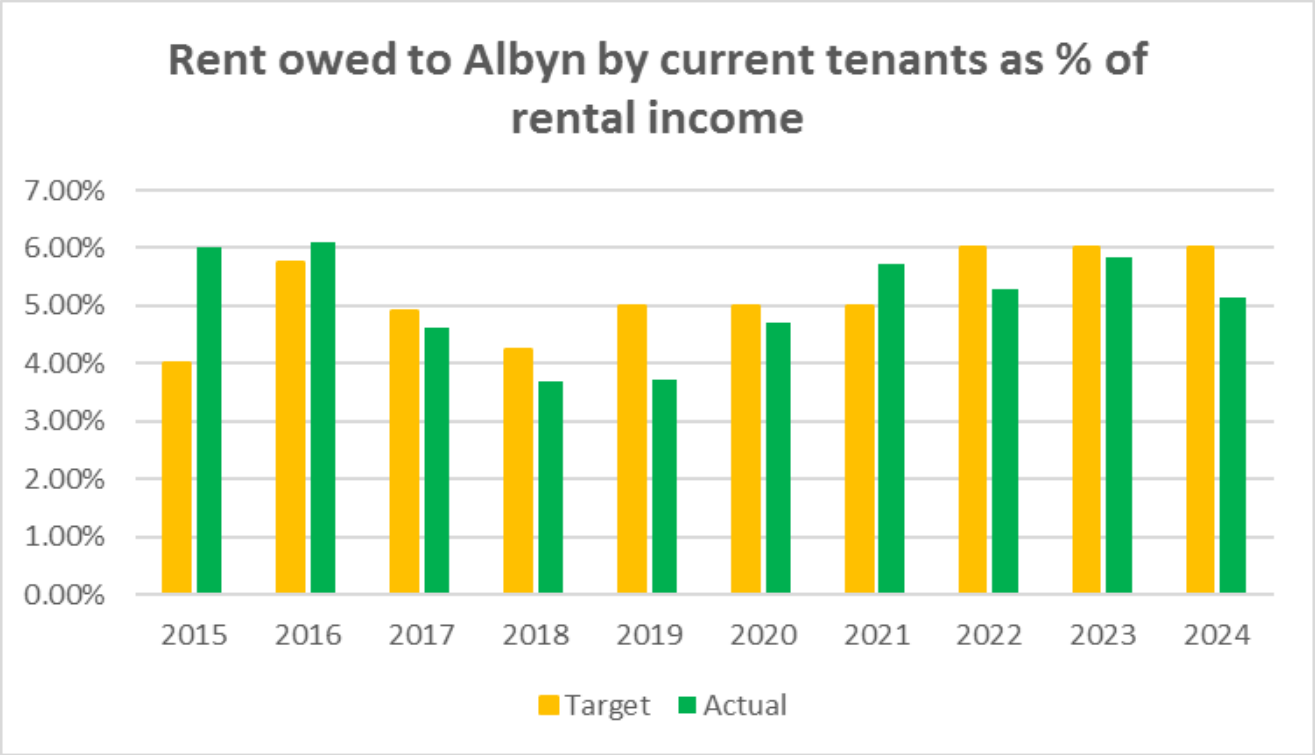
We constantly review the performance of our homes in terms of the amount of money they cost us and how happy our tenants are with them, so that we can be proactive in deciding the future use of our homes.

Rent Arrears

Rent arrears performance has improved in comparison with the previous year as we continue to work hard to support tenants to meet their rental obligations during challenging economic circumstances and realise the benefits of our focused income team. We have continued to improve our internal reporting and monitoring processes, maintaining early intervention whilst respecting the importance of sustaining tenancies.

At the end of the year a total of 1,978 tenants (2023 – 1,782) elected to have their housing costs paid directly to their landlord. We continue to encourage tenants to elect for this method of payment of rent as it supports a managed control of housing rental arrears. We are continuing to work in partnership across the Highlands on a number of initiatives with local RSLs and the Highland Council to establish access to support for our tenants who may be struggling with the cost of living.

The graph below details our recent performance on rent arrears for tenants in our homes:



Tenancy Management
We continue to work in partnership with other local agencies to tackle Anti-Social Behaviour ("ASB") and to manage our estates.

Number of ASB Cases opened in the year		2024	2023
Total		**313**	**132**

The number of reported nuisance and anti-social behaviour cases we have to deal with at any one time increased in the year, although remains a low percentage of all tenancies. It is always worth noting that whilst the ASB cases can be small in numeric terms as a proportion of the overall number of homes we manage, the cases often require a disproportionate amount of time and effort to find a resolution. These cases invariably require close customer liaison and support.

The number of tenancies created in the financial year that were still successfully in place after a year remains high at 97.98% (2023 – 95.24%).

Reactive Repairs
Our performance in Reactive Repairs has Improved in the year as our specialist repairs and maintenance team begins to deliver a positive impact and is detailed in the following tables:

Category	Performance Measure	Target	2024	2023
Emergency	Average time to complete	8 hours	4.36 hrs	7.3 hrs
Non-Emergency	Average time to complete	10 days	4.91 days	7.04 days
Right First Time			88.20%	85.95%

The total number of reactive repairs completed during the reporting year was 7,871 (2023 – 9,851). 88.54% (2023 – 86.8%) of tenants who returned the satisfaction survey were satisfied with the overall quality of our repairs service.

Communities

Albyn is committed to working with our tenants and communities to develop innovative solutions to enable people to live in their own homes as long as it is safe for them to do so.

We are continuing to develop our software platform to assist people to live safely in their homes, as well as working on an innovative design for homes to enable people who are unwell to live at home for as long as is possible, rather than being in a bed in hospital. This is part of the Highlands & Islands City Region Deal and will run until 2027.

The software will support tenants and carers through on-line access to the services they need. We continue to work with partners such as the NHS, Scottish Government and the Highland Council.

Asset Management

We commissioned a stock condition survey to cover all of our housing stock during 2022/23 to ensure that all properties have been inspected and the information we hold is as accurate as possible.

During the year we incurred expenditure on improvements to our homes as follows:

Replacement Type	2024	2023
	£000's	£000's
Energy Efficiency Measures	608	1,394
Window and Door Replacements	144	48
Kitchen Replacements	804	47
Bathroom Replacements	439	1,304
Individual Property Upgrades and Other Costs	91	304
Total	**2,086**	**3,097**

Expenditure on improving our homes was lower in the year following a period of reflection and planning from the stock condition survey data and national consultation around energy efficiency requirements in socially rented properties. Our programme will continue into the planning period being informed by our Asset Management Strategy which was approved by the Board in 2023.

It is essential that all properties with gas central heating are serviced at not more than 12 monthly intervals, and we put in place procedures which ensured that we hit this target. Where access to carry out gas servicing is not possible, we have followed HSE advice and guidance in risk assessing each situation on a case-by-case basis. All properties where it was not possible to meet this obligation are evidenced by this process.

Category	Performance Measure	Target	2024	2023
Gas Servicing	Within 12 Mths of previous inspection	100%	100.0%	100.0%
	Within 13 Mths of previous inspection	100%	100.0%	100.0%

The development programme has continued in year with site starts and completions being delivered to plan. We are increasingly seeing tendered costs in excess of benchmark which is leading to further assessment and requirements of larger Government grants. This process has resulted in some delay to project starts in the year.

Looking ahead, the Board have reaffirmed their commitment to a medium-term ambition to develop around 100 properties per annum to enable resources to be focused on stock improvement as well as new home development. We completed or purchased 96 homes for rent during the year to 31 March 2024 (2023 - 58).

We did not buy back any Shared Ownership properties in the year for use in our MMR programme (2023 - 0) but sold our share in 1 Shared Ownership property during the year.

Developments completed in the year	Rented	MMR	Total
Hillside View, Kirkhill	19	5	24
Oakview Place, Beauly	10	2	12
David Ross Street, Alness	12	4	16
Allan Gardens, Dornoch	8	6	14
Manor House Gardens, Nairn	14	8	22
Sutherland Arms Way, Lairg	8	-	8
Total	**71**	**25**	**96**

The table below details our expenditure on these completed projects and the way in which they were financed:

Development Funding	2024	2023
	£000's	£000's
Expenditure	18,993	10,036
Grant	10,924	4,775
Loan	8,069	5,261
Own resources	**0**	**0**

Finance & Corporate Services Team

Albyn's Finance & Corporate Services Team, which includes ICT, continued to support the Albyn Group throughout the year. The team supported the Board in reviewing the number of houses we would build and ensuring that the corporate and financial governance of the Society remained strong.

The team has continued to work with the operational teams in Albyn, AEL and HRL to provide up to date and streamlined processes and systems to help them provide good service to our customers on a day-to-day basis.

During the 23/24 year, our ICT strategy continues to be implemented focusing on the key findings of the review report. The output of this work will aim to deliver robust secure systems, enabling efficient and effective processes enhancing the customer experience of Albyn as a landlord.

Albyn Enterprises Limited

Albyn Enterprises Limited (AEL), is a wholly owned subsidiary.

The Board has been working on moving the company to a non-trading status in the year by transferring all employees, assets and liabilities to other parts of the group. This work is expected to be completed during the next financial year.

Highland Residential (Inverness) Limited

Following the transfer of activities from AEL to HRL at the beginning of 2017, the team has continued to develop its offering to the affordable homes market through expansion of MMR and development of the factoring service.

In the year to 31 March 2024, the Factoring Services team continued to deliver services to tenants of Albyn as well as the owners of homes in our developments. The portfolio of mid-market rental homes

grew, and our other sales and lettings activities performed well. Against this backdrop, the business continued its improved performance delivering a strong operating surplus for the year.

Other Matters

Credit Payment Policy
Albyn's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The average payment period is within thirty days.

Rental Income
Albyn's Rent Policy is based on the size, type and facilities available to each home. The policy ensures that the rent structure is easy to administer and covers the wide variations of properties that we own and manage. The rent charged is reviewed annually to ensure that the rents cover the required costs. The rent increase was consulted with tenants for the 2023/24 financial year. This policy follows the generally accepted practice / principles of the RSL Sector.

Sales of Housing Properties
We did not sell any homes on the open market in 2024 (2023 – nil) and sold 1 (2023 - 4) Shared Ownership property in the year.

Properties are disposed of under the appropriate legislation and guidance. All costs, first tranche sales, and grants relating to the share of the property sold are removed from the financial statements at the date of sale. Any grants received that cannot be repaid from the proceeds of sale are abated and the grants removed from the financial statements.

Management Structure
The Board has overall responsibility for Albyn and there is a formal schedule of matters specifically reserved for decision by the Board.

Risk Management Policy
The Board has a formal risk management process to assess business risks and implement risk management strategies. This involves identifying the six critical success factors for Albyn then analysing the types of risks Albyn faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying means of mitigating the risks. As part of this process the Board has reviewed the adequacy of Albyn's current internal controls.

The Board has set policies on internal controls which cover the following:

- consideration of the type of risks Albyn faces
- the level of risks which they regard as acceptable
- the likelihood of the risks concerned materialising
- Albyn's ability to reduce the incidence and impact on the business of risks that do materialise
- management of the costs of operating particular controls relative to the benefit obtained.

In order to ensure that these policies are adhered to, management has:

- clarified the responsibility of management to implement the Board's policies and to identify and evaluate risks for the Board's consideration
- communicated that employees have responsibility for internal control as part of their accountability for achieving objectives
- embedded the control system in the organisation's operations so that it becomes part of the culture of Albyn
- developed systems to respond quickly to evolving risks arising from factors within the charity and to changes in the external environment

- included procedures for reporting failings immediately to appropriate levels of management and the Board together with details of corrective action being undertaken.

Albyn holds a full strategic risk register but has identified the following key risks in the year and has in place appropriate mitigation measures:

Health & Safety A failure to maintain and operate an effective Health & Safety management System leading to a breach of legal obligations and significant regulatory or statutory intervention.	***Mitigation Measure*** Health & Safety Management System including a consultative Health & Safety Committee.
Cyber Security & IT Breach of IT security leading to a significant loss of data, functionality and service.	***Mitigation Measure*** Network management security controls and testing.
Housing Development Failure of the development programme to deliver the outcomes either on time or within budget leading to financial and/or reputational loss.	***Mitigation Measure*** Project management techniques and stakeholder partnership working.
Recruitment & Retention of Staff Failure to recruit or retain suitably qualified and experienced staff leading to an erosion of the organisations ability to deliver for its customers.	***Mitigation Measure*** Recruitment policy and use of multiple recruitment techniques.
External Economic Conditions Adverse changes in external economic conditions resulting in financial loss and a resulting failure to deliver our business plan objectives.	***Mitigation Measure*** Engagement with local regional and national political figures and use to respected forecasting data.
Financial Viability A failure in the financial management of the society leading to loss and breach of obligations to key stakeholders.	***Mitigation Measure*** Budgeting and financial management including sensitivity testing of financial models.
Asset Management A failure of asset management resulting in statutory breach or failure to meet regulatory standards for the condition and quality of our housing stock.	***Mitigation Measure*** Asset management strategy and stock conditions surveys.
Data Protection A failure in the governance, protection or integrity of data leading to serious breach.	***Mitigation Measure*** Data protection policy, professional advice and staff training.
Customer Experience Poor customer service delivery leading to decline in customer satisfaction, and a failure to meet customer expectations.	***Mitigation Measure*** Regular KPI monitoring and customer satisfaction survey, process and procedural review.
Legal & Regulatory Compliance Failure to meet our legal and regulatory obligations leading to intervention or failure of the society.	***Mitigation Measure*** Board approved policy, reporting of legal and regulatory compliance.

Sustainability and Asset Management
Albyn has a Sustainability Strategy, with a focus on sustaining Albyn as a business whilst helping improve the quality of life for the residents in our communities. This Strategy is supported by an Asset Management Strategy which identifies initiatives for sustaining / improving the performance of our property assets. Our Asset Management Strategy has recently been updated following the completion of the stock condition survey in 2023.

Albyn has a long-term programme of major repairs to cover work which has become necessary since the original development was completed, including works required for subsequent legislative changes such as SHQS, EESSH and carbon net zero. This includes replacement or repairs to parts of the properties which have come to the end of their useful economic lives. The costs of these repairs are charged to the Income and Expenditure Account, unless it is agreed they be capitalised within the terms outlined in the Statement of Recommended Practice for Registered Social Landlords.

Budgetary Process
Each year the Board approves the five-year budgets and rolling thirty-year strategic Business Plan. Key risk areas are identified. Performance is monitored and relevant action taken throughout the year through quarterly reporting to the Board of variances from the budget, updating forecasts for the year where necessary together with information on the key risk areas. Approval procedures are in place in respect of major areas of risk such as major contract tenders, expenditure and treasury management.

Treasury Management
Albyn has an active treasury management function, which operates in accordance with the Treasury Policy approved by the Board. In this way Albyn manages its borrowing arrangements to ensure that it is always in a position to meet financial obligations as they fall due, whilst minimising excess cash and liquid resources held. The Treasury Management Policy was reviewed by the Board on 23 January 2024 and will be reviewed again in a further three years time.

Albyn, as a matter of policy, does not enter into transactions of a speculative nature. Albyn has a mix of fixed and variable rate finance, which it considers appropriate at this time.

Going Concern
Since the economy emerged from the recent pandemic, the period of high inflation followed by high interest rates and borrowing costs appears to be easing. Whilst this is positive news, there remains many uncertainties and sensitivities in projecting the economic climate in which Albyn operates. The Board have considered a number of sensitivities within the organisation’s financial plans and have a reasonable basis on which make to judgements on the impact.

On 19 March 2024, the Board approved the annual budget and financial forecast for the forthcoming period. The key assumptions and targets have been set with reference to the management of business risk. The Board continues to employ sensitivity testing with a number of differing scenarios after which the Board has further considered the impact on the business as a going concern.

Based on the budgetary processes detailed above, the Board has a reasonable expectation that Albyn has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Quality and Integrity of Staff
The integrity and competence of staff is ensured through high recruitment standards and subsequent training and development. High quality personnel are seen as an essential part of the control environment and the ethical standards expected are communicated through the Chief Executive. Our staff also have the opportunity to take part in a range of training opportunities to develop their skills and knowledge.

Albyn is committed to involving staff in decision-making and drafting policy. Albyn enjoys strong relationship with its recognised trade union working collaboratively to establish new and revised policy to meet the interest of the business and its staff.

Employee Involvement and Health and Safety
Albyn encourages employee involvement in all major initiatives and maintaining Health & Safety standards in all areas. A Health and Safety Committee is in place which includes membership from across the society. The outcomes of the work of the Committee inform both the Board and Leadership Team's oversight of the health and safety system.

Disabled Employees
Applications for employment by disabled persons are given full and fair consideration for all vacancies in accordance with their particular aptitudes and abilities. In the event of employees becoming disabled, every effort is made to retrain them in order that their employment with Albyn may continue. It is the policy of Albyn that training, career development and promotion opportunities should be available to all employees.

Future Prospects
Albyn will continue with its policy of improving the quality of housing and housing services within its area of activity working with its existing and new partners.

The Board have approved an ongoing commitment to develop additional houses to contribute to the government's overall targets for growth in affordable housing in Scotland. This commitment is reviewed each year as part of the Business Planning process. The medium-term commitment as set out in our Business Plan is to complete an additional 100 social housing units each financial year subject to affordability and the support provided through Government grants.

ALBYN HOUSING SOCIETY LIMITED

REPORT OF THE BOARD

FOR THE YEAR ENDED 31 MARCH 2024

Board

The Board of Albyn during the year to 31 March 2024 and up to 25 June 2024 was as follows:

Name	Office Bearing	Date Appointed	Attendance	Committee Membership
Ms L McInnes	Chair Person 01/22 – present	Board Member 09/22 – present	89%	
Ms C Warner	Vice Chair 09/23 - present	Board Member 09/20 – present	78%	Rem A&RM (to 16/09/23)
Mr C Patching	Vice Chair 01/22 - 09/23	Board Member 09/20 – present	100%	Rem A&RM (from 16/09/2023)
Mr I Fosbrooke	Secretary 09/20–present	Board Member 09/16 – present	78%	Rem
Mr J Convery		Board Member 09/03-09/23	67%	A&RM
Ms F Mustarde		Board Member 09/20 – present	89%	A&RM
Mr D Cargill		Board Member 09/21 – 09/23	34%	
Ms A Currie		Board Member 09/22 – present	67%	
Mr N Istephan		Board Member 09/22 – 09/23	100%	A&RM
Ms N McLelland		Board Member 09/22 – 08/23	100%	
Mr S MacLeod		Board Member 09/23 - present	89%	A&RM
Mr C Russell		Board Member 09/23 - present	57%	
Mr C Levy		Board Member 09/23 - present	100%	
Ms J Bugden		Board Member 09/23 - present	100%	
Ms L Holburn		Board Member 09/23 - present	100%	A&RM
Mr N Owen		Board Member 09/23 - present	84%	A&RM

Committees

Audit & Risk Management Committee ("A&RM")
Remuneration Committee ("Rem")

Each member of the Board holds one fully paid share of £1.00 in Albyn. The executive officers of Albyn hold no interest in Albyn's share capital and although not having the legal status of "director" they act as executives within the authority delegated by the Board.

Board and Officers' Insurance

Albyn has purchased and maintains insurance to cover its Board and officers against liabilities in relation to their duties on behalf of Albyn, as authorised by the Society's rules.

Executive Team
The Executive Team of Albyn at 31 March 2024 was as follows:

Ms Kirsty Morrison	Chief Executive
Ms Maureen Knight	Executive Director of Operations
Mr Andrew Martin	Executive Director of Group Services
Ms Laurie MacLeod	Head of Human Resources

Disclosure of Information to the Auditor
The members of the Board at the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. They confirm that they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditor
A resolution for the reappointment of RSM UK Audit LLP, as auditors of the Society, will be proposed at the Annual General meeting.

By order of the Board

[redacted]

Secretary
25 June 2024

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF BOARD'S RESPONSIBILITIES UNDER THE COOPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014 FOR A REGISTERED PROVIDER OF SOCIAL HOUSING/REGISTERED SOCIAL LANDLORD

FOR THE YEAR ENDED 31 MARCH 2024

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Society and of the Group and of the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and 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 being disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to presume that the Society will continue in business.

The Board is responsible for instituting adequate systems of internal control and for:

- safeguarding assets
- taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board is responsible for the keeping of proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the Society and of the Group and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010, the Housing SORP 2018, and the Registered Housing Associations Determination of Accounting Requirements 2019.

The Board is responsible for the maintenance and integrity of the financial information included on the Albyn Housing Society website (www.albynhousing.org.uk).

By order of the Board

[redacted]

Secretary
25 June 2024

ALBYN HOUSING SOCIETY LIMITED

BOARD'S STATEMENT OF INTERNAL FINANCIAL CONTROL

FOR THE YEAR ENDED 31 MARCH 2024

The Board acknowledges its ultimate responsibility for ensuring that the Society has in place a system of controls that is appropriate for the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

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

It is the Board'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 or failure to meet objectives. Key elements of the Society's systems include ensuring that:

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority which allow the monitoring of controls and restrict the unauthorised use of the Society's assets;
- experienced and suitably qualified staff take responsibility for the important business functions and annual appraisal procedures that have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the Management Team and Board to monitor the key business risks, financial objectives and progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures through the Board;
- the Audit & Risk Management Committee receives reports from management and from the external and internal auditors, to provide reasonable assurance that control procedures are in place and are being followed, and that a general review of the major risks facing the Society is undertaken; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal and external audit reports.

The effectiveness of the Society's system of internal financial control has been reviewed by the Audit & Risk Management Committee for the year ended 31 March 2024. No weaknesses were found in internal financial controls which resulted in material losses, contingencies, or uncertainties which require disclosure in these financial statements or in the auditor's report on the financial statements.

By order of the Board

Secretary
25 June 2024

REPORT BY THE AUDITOR TO THE MEMBERS OF

ALBYN HOUSING SOCIETY LIMITED

ON CORPORATE GOVERNANCE MATTERS

FOR THE YEAR ENDED 31 MARCH 2024

In addition to our audit of the Financial Statements, we have reviewed your statement on page 18 concerning the Society's compliance with the information required by the Regulatory Standards for systemically important RSLs 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 to corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council through enquiry of certain members of the Board and Officers of the Society and examination of relevant documents. The Bulletin does not require us to review the effectiveness of the Society'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 18 has provided the disclosures required by the relevant Regulatory Standards for systemically important RSLs 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.

RSM UK AUDIT LLP
Statutory Auditor
Chartered Accountants
Third Floor
2 Semple St
Edinburgh
EH3 8BL

Date: 17/07/2024

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF

ALBYN HOUSING SOCIETY LIMITED

FOR THE YEAR ENDED 31 MARCH 2024

Opinion

We have audited the financial statements of Albyn Housing Society Limited (the 'Society') and its subsidiaries (the 'Group') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, the Group and Society Statement of Financial Position, the Group and Society Statement of Changes in Capital and Reserves, the Group and Society Statement of Cashflows and 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 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 Group's and Society's affairs as at 31 March 2024 and of the income and expenditure of the Group and the income and expenditure of the Society for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – February 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 Society and Group 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 Board'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 about the Society's or Group'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 of 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 Board is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, we do not express any form of assurance conclusion thereon.

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

material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where 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 Society has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account of the Society; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board
As explained more fully in the Statement of Board Responsibilities set out on page 17, the Board 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 Board determines 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 Board is responsible for assessing the Society'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 Board either intends to liquidate the Society or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which the audit was considered capable of detecting irregularities, including fraud
Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the sector, including the legal and regulatory frameworks that the Group and Society operates in and how the Group and Society are complying with the legal and regulatory framework;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

As a result of these procedures we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, Housing SORP 2018, the Scottish Housing Regulator's Determination of Accounting Requirements – February 2019 and the Housing (Scotland) Act 2010. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included, reviewing financial statement disclosures.

The most significant laws and regulations that have an indirect impact on the financial statements are the Housing (Scotland) Acts 2006 and 2014, the Co-operative and Community Benefit Societies Act 2014, the Scottish Housing Regulator's Regulatory Framework (published 2019) and the General Data Protection Regulation. We performed audit procedures to inquire of management and those charged with governance whether the Society are in compliance with these law and regulations and inspected correspondence with licensing or regulatory authorities.

The Group audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing manual journal entries and other adjustments, evaluating the business rationale in relation to significant, unusual transactions and transactions entered into outside the normal course of business, and challenging judgments and estimates.

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

Use of our report

This report is made solely to the Society's members as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Society's and Group'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 Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

[redacted]

RSM UK Audit LLP
Statutory Auditor
Chartered Accountants
Third Floor
2 Semple St
Edinburgh
EH3 8BL

17/07/2024

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF COMPREHENSIVE INCOME - GROUP

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £'000	2023 £'000
Turnover	2	23,626	23,627
Operating expenditure	2	(17,424)	(18,421)
Operating Surplus	7	6,202	5,206
Loss on disposal of fixed assets	6	(175)	(57)
Interest receivable	9	47	17
Interest and financing costs	10	(4,772)	(3,430)
Surplus before tax		1,302	1,736
Taxation	11	1	6
Surplus for the Year		**1,303**	**1,742**
Other Comprehensive Income			
Actuarial (Loss) in respect of pension schemes	30	(683)	(557)
Total Comprehensive Income for the year	24	**620**	**1,185**

The accompanying notes form part of these financial statements.

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF COMPREHENSIVE INCOME - SOCIETY

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £'000	2023 £'000
Turnover	2	23,077	23,038
Operating expenditure	2	(16,988)	(17,955)
Operating Surplus	7	6,089	5,083
Loss on disposal of fixed assets	6	(175)	(57)
Interest receivable	9	172	117
Interest and financing costs	10	(4,772)	(3,430)
Surplus before tax		1,314	1,714
Taxation	11	-	-
Surplus for the Year		**1,314**	**1,714**
Other Comprehensive Income			
Actuarial (loss) in respect of pension schemes	30	(683)	(557)
Total Comprehensive Income for the year	24	**631**	**1,157**

The accompanying notes form part of these financial statements.

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF CHANGES IN CAPITAL AND RESERVES - GROUP

FOR THE YEAR ENDED 31 MARCH 2024

	Share Capital £000	Revenue Reserve £000	Total Reserves £000
Balance at 01 April 2023	1	**43,021**	**43,022**
Total comprehensive Income for the year	-	620	620
Cancelled shares during the year	-	-	-
New shares issued during the year	-	-	-
Balance at 31 March 2024	**1**	**43,641**	**43,642**
Balance at 01 April 2022	1	41,836	41,837
Total comprehensive Income for the year	-	1,185	1,185
Cancelled shares during the year	-	-	-
New shares issued during the year	-	-	-
Balance at 31 March 2023	**1**	**43,021**	**43,022**

The notes form part of these financial statements

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF CHANGES IN CAPITAL AND RESERVES - SOCIETY

FOR THE YEAR ENDED 31 MARCH 2024

	Share Capital £000	Revenue Reserve £000	Total Reserves £000
Balance at 01 April 2023	1	42,764	42,765
Total comprehensive Income for the year	-	631	631
Cancelled shares during the year	-	-	-
New shares issued during the year	-	-	-
Balance at 31 March 2024	**1**	**43,395**	**43,396**
Balance at 01 April 2022	1	41,607	41,608
Total comprehensive Income for the year	-	1,157	1,157
Cancelled shares during the year	-	-	-
New shares issued during the year	-	-	-
Balance at 31 March 2023	**1**	**42,764**	**42,765**

The notes form part of these financial statements

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF FINANCIAL POSITION - GROUP

AT 31 MARCH 2024

	Notes	2024 £'000	2024 £'000	2023 £'000	2023 £'000
Fixed Assets					
Housing properties	13		308,213		302,461
Other tangible fixed assets	14		2,082		2,208
Investments	15		1		1
			310,296		304,670
Current Assets					
Stock and Work in Progress	16	641		1,378	
Trade and other debtors	17	1,912		2,312	
Cash and cash equivalents	25	11,120		8,631	
		13,673		12,321	
Current Liabilities					
Creditors due within one year	18	(11,104)		(11,452)	
Net Current Assets			2,569		869
Total Assets Less Current Liabilities			312,865		305,539
Creditors: amounts falling due after more than one year	19		(267,837)		(261,848)
Provision For Liabilities	22		(165)		(156)
Provisions for Liabilities - Defined Pension Benefit Liability	30		(1,221)		(513)
Total Net Assets			43,642		43,022
Capital and Reserves					
Share capital	23		1		1
Income and Expenditure Reserve	24		43,641		43,021
			43,642		43,022

The financial statements on pages 23 to 27 were approved by the Board and authorised for issue on 25 June 2024 and are signed on its behalf by:

[redacted]

Lesley McInnes - Chair

[redacted]

Clea Warner - Vice Chair

[redacted]

Ian Fosbrooke - Secretary

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF FINANCIAL POSITION - SOCIETY

AT 31 MARCH 2024

	Notes	2024 £'000	2024 £'000	2023 £'000	2023 £'000
Fixed Assets					
Housing properties	13		308,213		302,461
Other tangible fixed assets	14		2,013		2,136
Investments	15		1		1
			310,227		304,598
Current Assets					
Stock and Work in Progress	16	641		1,379	
Trade and other debtors	17	1,964		2,421	
Cash and cash equivalents	25	10,639		8,016	
		13,244		11,816	
Current Liabilities					
Creditors due within one year	18	(10,865)		(11,146)	
Net Current Assets			2,379		670
Total Assets Less Current Liabilities			312,606		305,268
Creditors: amounts falling due after more than one year	19		(267,837)		(261,848)
Provisions for Liabilities	22		(152)		(142)
Provisions for Liabilities - Defined Pension Benefit Liability	30		(1,221)		(513)
Total Net Assets			43,396		42,765
Capital and Reserves					
Share capital	23		1		1
Income and Expenditure Reserve	24		43,395		42,764
			43,396		42,765

The financial statements on pages 23 to 27 were approved by the Board and authorised for issue on 25 June 2024 and are signed on its behalf by:

[redacted]

Lesley McInnes - Chair

[redacted]

Clea Warner - Vice Chair

[redacted]

Ian Fosbrooke - Secretary

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF CASHFLOWS - GROUP

FOR THE YEAR ENDED 31 MARCH 2024

	2024		2023	
	£'000	£'000	£'000	£'000
Surplus before Tax for the year		1,303		1,741
Adjustments for non-cash items:				
Depreciation of tangible fixed assets	6,206		5,699	
Amortisation of capital grants	(3,266)		(3,195)	
Increase in provisions	8		3	
Gain on disposal of tangible fixed assets	175		57	
Interest receivable	(47)		(18)	
Interest payable	4,772		3,430	
Taxation paid	-		-	
		7,848		5,976
Operating cash flows before movements in working capital		9,151		7,717
Decrease in properties held for sale	737		1,315	
(increase)/decrease in trade and other debtors	(126)		497	
(Decrease)/Increase in trade and other creditors	(732)		170	
		(121)		1,982
Cash generated from operations		9,030		9,699
Cash flow from investing activities				
Development of own property	(11,785)		(14,782)	
Purchase of other fixed assets	(126)		(144)	
Proceeds from sale of tangible fixed assets	(100)		239	
Grants received	5,296		5,744	
Interest received	47		18	
Net cash used in investing activities		(6,668)		(8,925)
Cash flow from financing activities				
Interest paid	(4,746)		(3,426)	
Loans received	8,000		7,000	
Loans repaid	(3,127)		(2,121)	
Payments to pension past service deficit	-		(260)	
Net cash from financing activities		127		1,193
Net Increase in cash and cash equivalents		2,489		1,967

Note 25 should be read in conjunction with this statement.

ALBYN HOUSING SOCIETY LIMITED

STATEMENT OF CASHFLOWS - SOCIETY

FOR THE YEAR ENDED 31 MARCH 2024

	2024		2023	
	£'000	£'000	£'000	£'000
Surplus for the year		1,314		1,714
Adjustments for non-cash items:				
Depreciation of tangible fixed assets	6,200		5,692	
Amortisation of capital grants	(3,266)		(3,195)	
Increase in provisions	9		9	
Gain on disposal of tangible fixed assets	175		57	
Interest receivable	(172)		(117)	
Interest payable	4,772		3,430	
		7,718		5,876
Operating cash flows before movements in working capital		9,032		7,590
Decrease in properties held for sale	738		1,315	
(increase)/decrease in trade and other debtors	(148)		539	
(Decrease)/increase in trade and other creditors	(586)		111	
		4		1,965
Cash generated from operations		9,036		9,555
Cash flow from investing activities				
Development of own property	(11,785)		(14,782)	
Purchase of other fixed assets	(123)		(142)	
Proceeds from sale of tangible fixed assets	(100)		239	
Grants received	5,296		5,744	
Interest received	50		21	
Gift Aid donation received	122		96	
Net cash used in investing activities		(6,540)		(8,824)
Cash flow from financing activities				
Interest paid	(4,746)		(3,426)	
Loans received	8,000		7,000	
Loans repaid	(3,127)		(2,121)	
Payments to pension past service deficit	-		(261)	
Net cash from financing activities		127		1,192
Net increase in cash and cash equivalents		2,623		1,923

Note 25 should be read in conjunction with this statement.

1 Accounting Policies

The principal accounting policies of the Group and the Society are set out in the paragraphs below.

a. Legal Status

Albyn Housing Society Limited is registered under the Co-operative and Community Benefit Society Act 2014 and is a registered provider of social housing under the Housing (Scotland) Act 2010. Albyn Housing Society Limited adopted Charitable Rules on 18 March 1997 and its Charity Number is SC 027123.

The Society's address is listed on page 1. Its principal activities and the nature of its operations are detailed on page 2.

b. Basis of Accounting

These financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the Housing SORP 2018 "Statement of Recommended Practice for Registered Housing Providers" and the comply with the Determination of Accounting Requirements 2019, and under the historical cost convention.

Albyn Housing Society Limited is a public benefit entity (PBE).

The financial statements are prepared in Sterling (£).

c. Basis of Consolidation

The consolidated financial statements consolidate the accounts of the Society and its commercial subsidiaries, Albyn Enterprises Limited ("AEL") and Highland Residential (Inverness) Limited ("HRL").

d. Critical Accounting Estimates and Areas of Judgement

Preparation of the financial statements requires management to make critical judgements and estimates concerning the future. Estimates and judgements are continually evaluated and are based on historical experience, advice from qualified experts and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are included below:

i. Useful lives of properties
Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on industry averages and asset management strategy. Uncertainties in these estimates relate to the length of time certain components in our homes will last, with varying levels of use potentially lengthening or shortening the lives of these components.

ii. Recoverable amount of rent arrears and debtors
Management considers the reasonable likelihood of rent arrears and debtors being recoverable based on past experience. While every effort is made not to over-estimate the amounts which will be recovered by the Society in the future, the actual amounts which might be received are often out with the Society's control.

iii. Defined benefit obligation
Management's estimate of the defined benefit obligation is based on a number of critical underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the liability and the annual defined benefit expenses (as analysed in Note 30). The net defined benefit pension liability at 31 March 2024 was £1,221k (2023 - £513k).

e. Going Concern

Each year the Board approves the five-year budgets and rolling thirty-year strategic plan. Key risk areas are identified. Performance is monitored and relevant action taken throughout the year through quarterly reporting to the Board of variances from the budget, updated forecasts for the year where necessary together with information on the key risk areas.

On 19 March 2024, the Board approved the annual budget and financial forecast for the forthcoming period. The key assumptions and targets have been set with reference to the management of business risk during the previous year in which greater uncertainty of the global economic impacts of rising inflation, energy costs and conflict. The Board continues to employ sensitivity testing with a number of differing scenarios after which the Board has further considered the impact on the business as a going concern.

On that basis the Board has a reasonable expectation that the Society and Group has adequate resources to continue in operational existence for the foreseeable future. As a result, we continue to adopt the going concern basis of accounting in preparing the annual financial statements.

f. Turnover and Revenue Recognition

Turnover comprises rental and service charge income receivable in the period, income from shared ownership first tranche sales, sale of properties built for sale, other services provided at the invoice value (excluding VAT) and revenue grants receivable in the period.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids.

Income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the transaction.

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

g. Government Grants

Government grants include grants receivable from the Scottish Government, local authorities and other government bodies. Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received, such as relevant costs being incurred and paid for.

Government grants received for housing properties are recognised in income over the useful economic life of the structure of the asset and, where applicable, the individual components of the structure (excluding land) under the accruals model.

On disposal of an asset for which a government grant was received, if there is no obligation to repay the grant, then any unamortised grant remaining is derecognised as a liability and recognised as income. Where there is a requirement to repay a grant, a liability is included in the Statement of Financial Position to recognise this obligation.

h. Other Grants

Grants received from non-government sources are recognised using the performance model. Grants are recognised as income when the associated performance conditions are met.

i. Tangible Fixed Assets - Housing Properties

Housing properties are properties for the provision of social housing or to otherwise provide social benefit and are principally properties available for rent and shared ownership.

Completed housing and shared ownership properties are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, and expenditure incurred during the development period.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that enhance the economic benefits of the assets, are capitalised as improvements. Such enhancements can occur if improvements result in either:

- An increase in rental income;
- A material reduction in future maintenance costs; or
- A significant extension to the life of the property.

Shared ownership properties are split proportionally between fixed assets and current assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as a current asset and related sales proceeds are included in turnover.

The remaining element is classed as a fixed asset and included in housing properties at cost, less any provisions needed for depreciation or impairment. Where the first tranche has been sold prior to the acquisition of the properties, these are included in fixed assets only.

j. Depreciation of Housing Properties

Freehold land or assets under construction are not depreciated.

The Society separately identifies the major components of its housing properties and charges depreciation so as to write-down the cost of each component to its estimated residual value, on a straight-line basis over the following years which are estimated lives for accounting purposes:

Land	Nil
Assets under Construction	Nil
Structure	100 Years
Roof	70 Years
Windows and Doors	30 Years
Heating	15 Years
Kitchen	20 Years
Bathroom	30 Years
Other Mechanical and Engineering Works	30 Years

k. Impairments of Fixed Assets

An assessment is made at each reporting date of whether there are indications that a fixed asset (including housing properties) may be impaired or that an impairment loss previously recognised has fully or partially reversed. If such indications exist, the Society estimates the recoverable amount of the asset.

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the

higher of fair value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in the income and expenditure account.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in income and expenditure. On reversal of an impairment loss, the depreciation or amortisation is adjusted to allocate the asset's revised carrying amount (less any residual value) over its remaining useful life.

l. Low-Cost Initiatives for First Time Buyers ("LIFT")

LIFT transactions are grants received from a grant making body and passed on to an eligible beneficiary. A grant making body has a benefit of a fixed charge on the property entitling the grant making body to a share of the proceeds on the sale of the property by the beneficiary. These are classified as investments and are carried at historical cost with the linked finance cost (the grant received) being deducted from the gross amount of the LIFT asset.

Completed properties for outright sale (mainly LIFT Properties) and work in progress are valued at the lower of cost and net realisable value. Cost comprises the cost of land, development and interest. Net realisable value is based on estimated sale price after allowing for all further costs of completion and disposal.

m. Sales of Housing Accommodation

Properties are disposed of under the appropriate legislation and guidance. All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale, except for first tranche sales. Any grants received that cannot be repaid from the proceeds of sale are abated and the grant removed from the financial statements.

n. Shared Ownership

Proceeds from first tranche disposals of shared ownership properties are accounted for in the Income and Expenditure account of the period in which the disposal occurs, with any surpluses on disposal recognised in the Income and Expenditure account as turnover. The cost of disposal of first tranche disposals is included within cost of sales. The first tranche element of any unsold properties is shown as a current asset.

o. Other Tangible Fixed Assets

Tangible fixed assets are initially measured at cost, net of depreciation and any impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost or valuation of each asset to its estimated residual value on a straight-line basis over its expected useful life, as follows:

Freehold buildings	Up to 75 years
Computer equipment	4 years
Fixtures, fittings and equipment	7 years

Residual value is calculated on prices prevailing at the reporting date, after estimated costs of disposal, for the asset as if it were at the age and in the condition expected at the end of its useful life.

p. Leases and Hire Purchase Contracts

Rentals paid under operating leases are charged to income as incurred.

q. Borrowing Costs

General and specific borrowing costs directly attributable to the acquisition and construction of qualifying properties are added to the cost of those properties until such a time as the properties are ready for their intended use or sale.

All other borrowing costs are expensed as incurred.

r. Value Added Tax

The Society is VAT registered, however a large proportion of income, namely rents, is exempt for VAT purposes therefore giving rise to a Partial Exemption calculation. Expenditure is shown inclusive of VAT.

s. Deposits and Liquid Resources

Cash comprises cash in hand and deposits repayable on demand less overdrafts repayable on demand. Liquid resources are current asset investments that are disposable without curtailing or disrupting the business and are readily convertible into known amounts of cash at or close to their carrying value.

t. Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

Employees are entitled to carry forward up to five days of any unused holiday entitlement at the reporting date. The cost of any unused entitlement is recognised in the period in which the employee's services are received.

The best estimate of the expenditure required to settle an obligation for termination benefits is recognised immediately as an expense when the Society is demonstrably committed to terminating the employment of an employee or to provide termination benefits.

u. Retirement Benefits

Defined contribution plans

For defined contribution schemes the amount charged to income and expenditure is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

Defined benefit plans

Scottish Housing Association Pension Scheme (SHAPS)

The Association recognises its share of scheme assets and scheme liabilities as a past service deficit liability based on the present value of the Association's deficit funding agreement.

As at the year ended 31 March 2024, the net defined benefit pension deficit liability was £1,221k, (2023 - £513k) which has been included within the provisions for pensions liability in the financial statements.

In the year ended 31 March 2024, the current service cost and costs from settlements and curtailments are charged against operating surplus. Past service costs are recognised in the current reporting period within the income and expenditure account. Interest is calculated on the net defined benefit liability. Remeasurements are reported in other comprehensive income. Refer to Note 30 for more details.

v. Provisions

Provisions are recognised when Albyn Housing Society Limited has an obligation at the reporting date as a result of a past event which it is probable will result in the transfer of economic benefits and that obligation can be estimated reliably.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

w. Gift Aid

Donations received under the Gift Aid scheme to the parent society, Albyn Housing, from its subsidiaries are recognised as turnover upon receipt as it relates to the principle activities of the society and is eliminated on consolidation.

x. Taxation

Albyn is considered to pass the tests set out in paragraph 1 schedule 6 of the Finance Act 2010 and meets the definition of a charitable company for UK corporation tax purposes. Accordingly, it is potentially exempt from taxation in respect of income or capital gains received within categories set out in chapter 3 part II of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992, to the extent such income or gains are applied exclusively to charitable purposes.

The tax expense for subsidiary undertakings represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable. Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date

y. Financial Instruments

Albyn has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when Albyn becomes a party to the contractual provisions of the instrument and are offset only when Albyn currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets

Receivables

Receivables which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Receivables are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a trade receivable constitutes a financing transaction, the receivable is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

A provision for impairment of receivables is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in profit or loss for the excess of the carrying value of the trade receivable over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in Income and Expenditure

Financial liabilities

Trade and other payables
Trade payables payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade payable constitutes a financing transaction, the payable is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

Borrowings
Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges.

Derecognition of financial assets and liabilities

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, canceled, or expires.

2.1 Particulars of Turnover, Operating Costs and Operating Surplus - Group

	Notes	Turnover £'000	Operating costs £'000	2024 Operating surplus £'000	2023 Operating surplus £'000
Affordable Letting Activities	3	22,570	(15,910)	6,660	6,759
Other Activities	4	1,056	(1,514)	(458)	(1,553)
Total		**23,626**	**(17,424)**	**6,202**	**5,206**
2023		**23,627**	**(18,421)**	**5,206**	

2.2 Particulars of Turnover, Operating Costs and Operating Surplus - Society

	Notes	Turnover £'000	Operating costs £'000	2024 Operating surplus £'000	2023 Operating surplus £'000
Affordable Letting Activities	3	22,331	(16,064)	6,267	6,355
Other Activities	4	746	(924)	(178)	(1,271)
Total		**23,077**	**(16,988)**	**6,089**	**5,084**
2023		**23,038**	**(17,954)**	**5,084**	

3.1 Particulars of Turnover, Operating Costs and Operating Surplus from Affordable Letting Activities - Group

	General Needs Housing £'000	Shared Ownership Housing £'000	2024 £'000	2023 £'000
Rent Receivable Net of Service Charges	18,552	283	18,836	17,713
Service Charges	617	-	617	750
Gross Income from Rents and Service Charges	19,170	283	19,453	18,463
Less Voids	(149)	-	(149)	(221)
Net Income from Rents and Service Charges	19,020	283	19,304	18,242
Grants Released from Deferred Income	3,266	-	3,266	3,195
Total Turnover from Affordable Letting Activities	22,286	283	22,570	21,437
Management and Maintenance Administration Costs	5,706	163	5,869	4,554
Service Costs	706	-	706	649
Planned and Cyclical Maintenance including Major Repairs Costs	680	-	680	960
Reactive Maintenance Costs	2,635	-	2,635	2,785
Bad Debts - Rents and Service Charges	65	-	65	39
Depreciation of Affordable Let Properties	5,928	27	5,955	5,691
Operating Costs for Affordable Letting Activities	15,720	190	15,910	14,678
Operating Surplus for Affordable Lettings Activities	**6,566**	**93**	**6,660**	**6,759**
2023	**6,638**	**121**	**6,759**	

3.2 Particulars of Turnover, Operating Costs and Operating Surplus from Affordable Letting Activities - Society

	General Needs Housing	Shared Ownership Housing	2024	2023
	£'000	£'000	£'000	£'000
Rent Receivable Net of Service Charges	18,314	283	18,597	17,482
Service Charges	617	-	617	750
Gross Income from Rents and Service Charges	18,931	283	19,214	18,232
Less Voids	(149)	-	(149)	(221)
Net Income from Rents and Service Charges	18,782	283	19,065	18,011
Grants Released from Deferred Income	3,266	-	3,266	3,195
Total Turnover from Affordable Letting Activities	22,048	283	22,331	21,206
Management and Maintenance Administration Costs	5,696	163	5,859	4,569
Service Costs	870	-	870	807
Planned and Cyclical Maintenance including Major Repairs Costs	680	-	680	960
Reactive Maintenance Costs	2,635	-	2,635	2,785
Bad Debts - Rents and Service Charges	65	-	65	39
Depreciation of Affordable Let Properties	5,928	27	5,955	5,691
Operating Costs for Affordable Letting Activities	15,874	190	16,064	14,850
Operating Surplus for Affordable Lettings Activities	**6,174**	**93**	**6,267**	**6,355**
2023	**6,234**	**121**	**6,355**	

4.1 Particulars of Turnover, Operating Costs and Operating Surplus from Other Activities - Group

	Grants from Scottish Ministers	Other Revenue Grants	Other Income	Total Turnover	Operating Costs	2024 Operating Surplus /(Loss)	2023 Operating Surplus /(Loss)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Factoring	-	-	220	220	(145)	76	76
Contracted out activities undertaken for registered social landlords	-	-	-	-	-	-	-
Contracted out activities undertaken for other organisations	-	-	-	-	-	-	-
Uncapitalised Development Administration Costs	-	-	-	-	(169)	(169)	(1,283)
NSSE Properties for Sale	547	-	-	547	(547)	-	-
Other Activities	-	-	289	289	(653)	(365)	(346)
Operating Deficit	**547**	**-**	**509**	**1,056**	**(1,514)**	**(458)**	**(1,553)**
2023	**1,571**	**-**	**619**	**2,190**	**(3,743)**	**(1,553)**	

The Determination includes additional information lines to those shown in notes 3 and 4 above.
The Board does not feel that any additional information is required with regards to these notes.

4.2 Particulars of Turnover, Operating Costs and Operating Surplus from Other Activities - Society

	Grants from Scottish Ministers	Other Income	Total Turnover	Operating Costs	2024 Operating Surplus /(Loss)	2023 Operating Surplus /(Loss)
	£'000	£'000	£'000	£'000	£'000	£'000
Contracted out activities undertaken for registered social landlords	-	-	-	-	-	-
Contracted out activities undertaken for other organisations	-	-	-	-	-	-
Uncapitalised Development Administration Costs	-	-	-	(169)	(169)	(1,282)
Other Activites	-	199	199	(208)	(9)	11
NSSE Properties for Sale	547	-	547	(547)	-	-
Operating Deficit	**547**	**199**	**746**	**(924)**	**(178)**	**(1,271)**
2023	**1,571**	**261**	**1,832**	**(3,103)**	**(1,271)**	

The Determination includes additional information lines to those shown in notes 3 and 4 above.
The Board does not feel that any additional information is required with regards to these notes.

5 Accommodation in Management - Group and Society

The number of properties in management were as follows:	Tenanted	Mid-Market Rent	Managed on behalf of others	Shared Ownership	2024 No	2023 No
1 April	3,420	214	14	109	3,757	3,706
Additions during the year	71	25	-		96	55
Conversion from Shared Ownership		-		-	-	-
Disposals				(1)	(1)	(4)
31 March 2024	3,491	239	14	108	3,852	3,757
2023	3,420	214	14	109	3,757	

6 a Surplus on Sale of Fixed Assets - Housing Properties

	Group		Society	
	2024	**2023**	**2024**	**2023**
	£'000	£'000	£'000	£'000
Sale proceeds	75	239	75	239
Carrying value of fixed assets	(28)	(106)	(28)	(106)
	47	133	47	133
Capital Grant repaid	-	-	-	-
	47	133	47	133
6 b Deficit on Replacement of Components	(222)	(190)	(222)	(190)
	(175)	(57)	(175)	(57)

7 Operating surplus

Operating surplus is stated after charging:				
Auditors' remuneration	37	30	31	25
Operating lease rentals [note 29]	47	41	47	41
Surplus on disposal of tangible fixed assets [note 6]	47	133	47	133
Depreciation of housing properties	5,955	5,691	5,955	5,691
Depreciation of other tangible fixed assets	252	274	246	267

RSM UK Audit LLP's associated company received £4,963 (2023 - £4,386) for professional services other than audit.

8 Key Management Personnel and Employees

	Group		Society	
	2024	**2023**	**2024**	**2023**
	£'000	£'000	£'000	£'000
[a] Staff costs including Key Management Personnel's emoluments				
Salaries	3,347	3,335	3,128	3,084
Social security costs	360	370	338	346
Defined contribution pension cost	224	213	220	207
Other pension costs	-	-	-	-
	3,931	3,918	3,686	3,637
Temporary, seconded and agency staff costs	236	164	182	137
Development administration costs capitalised	(386)	(254)	(386)	(254)
	3,781	3,828	3,482	3,520
	No	**No**	**No**	**No**
Average monthly number of full time equivalent persons employed				
Asset Management and Investment	19	18	19	18
Customer Services	35	35	35	35
Factoring	2	3	-	-
Sales and Letting	3	3	-	-
Innovative Projects	-	-	-	-
Finance and Corporate Services	22	27	21	26
	81	86	75	79

[b] Key Management Personnel

Under FRS102 Albyn Housing Society has defined "key management personel" as the members of senior management including those posts set out on page 16 of the Report and Financial Statements.

	Salary Bands		2024 Group and Society No	2023 Group and Society No
Number of Key Management Personnel earning:	£ 60,001	£ 70,000	4	1
	£ 70,001	£ 80,000	-	2
	£ 80,001	£ 90,000	-	1
	£ 90,001	£ 100,000	1	-
	£ 100,001	£ 110,000	1	1
	£ 120,001	£ 130,000	1	-

	2024 £	2023 £
Aggregate emoluments payable to key management personnel (excluding pension contributions but including benefits in kind)	379,607	374,764
Aggregate pension contributions in relation to the above key management personnel	25,474	12,866
Emoluments payable to the Chief Executive (excluding pension contributions)	116,450	102,026

A total of £0 (2023: £0) was paid to 0 (0) Board member(s) under a contract for services in the year. Expenses paid to Board Members totalled £4,790 (2023 - £2,394).

9 Interest Receivable and Similar Income

	Group 2024 £'000	Group 2023 £'000	Society 2024 £'000	Society 2023 £'000
Interest receivable from banks	47	17	50	21
Gift Aid Donation from Subsidiary	-	-	122	96
	47	17	172	117

10 Interest and Financing Costs

	Group 2024 £'000	Group 2023 £'000	Society 2024 £'000	Society 2023 £'000
Bank and Building Society loans and overdrafts	4,836	3,625	4,836	3,625
Defined Benefit pension charge	25	-	25	-
	4,861	3,625	4,861	3,625
Less: Interest Capitalised on housing properties constructed	(89)	(195)	(89)	(195)
	4,772	3,430	4,772	3,430

11 Taxation

	Group 2024 £'000	Group 2023 £'000	Society 2024 £'000	Society 2023 £'000
Current Tax:				
UK corporation tax on profits of current year	-	-	-	-
Deferred Tax:				
Origination and reversal of timing differences	1	6	-	-
	1	6	-	-

	Group 2024 £'000	Group 2023 £'000
Reconciliation of Current Tax charge:		
Profit on ordinary activities before taxation	110	119
Profits exempt due to charitable exemption	(112)	(122)
	(2)	(3)
Effects of depreciation in excess of capital allowances	3	9
Tax adjustments and other timing differences	(1)	(6)
Profits subject to Corporation Tax	-	-
Tax charge at 19% / 20%	-	-

Albyn Housing Society Limited was recognised as a Charity on 18 March 1997. Albyn Housing Society Limited does not undertake any activities outwith those associated with its charitable activities. Albyn Housing Society Limited has no liability to Corporation Tax.

12 Intangible Fixed Assets - Group

	Website & Branding
	£'000
Cost	
1 April 2023	21
Additions	-
Disposals	-
31 March 2024	21
Amortisation	
1 April 2023	21
Charge	-
Disposals	-
31 March 2024	21
Net Book Value	
31 March 2024	-
31 March 2023	-

13 Tangible Fixed Assets - Housing Properties - Group and Society

	Rented Occupation	Shared Ownership	Under Construction	Total
	£'000	£'000	£'000	£'000
Cost				
1 April 2023	346,707	3,786	16,432	366,925
Additions	-	-	11,995	11,995
Works to existing properties	2,347	-	(2,347)	-
Schemes completed	19,326	-	(19,326)	-
Disposals	(864)	(68)	-	(932)
31 March 2024	367,516	3,718	6,754	377,988
Depreciation				
1 April 2023	63,528	935	-	64,463
Depreciation charged in year	5,928	27	-	5,955
Released on disposal	(642)	(1)	-	(643)
31 March 2024	68,814	961	-	69,775
Net Book Value				
31 March 2024	298,702	2,757	6,754	308,213
31 March 2023	283,179	2,851	16,431	302,461

	2024	2023
Expenditure on works to existing properties	£'000	£'000
Improvement work capitalised	-	-
Replacement component spend capitalised	2,347	3,097
Amounts charged to income and expenditure	173	16
Total major repairs spend	2,520	3,113
Finance costs		
Aggregate amount of finance costs included in the cost of housing properties	2,182	2,093

The cost of land included in the costs above totals £48,183,487 (2023: £47,202,487)

Albyn Housing Society Limited considers individual schemes to be separate cash generating units when assessing for impairment, in accordance with Statement of Recommended Practice 2014.

14.1 Tangible Fixed Assets - Other Fixed Assets - Group

	Offices	Equipment	Total
	£'000	£'000	£'000
Cost			
1 April 2023	2,437	1,937	4,374
Additions	-	124	124
Disposals	-	-	-
31 March 2024	2,437	2,061	4,498
Depreciation			
1 April 2023	676	1,489	2,165
Charge	38	214	251
Disposals	-	-	-
31 March 2024	714	1,703	2,416
Net Book Value			
31 March 2024	1,723	358	2,082
31 March 2023	1,761	447	2,208

14.2 Tangible Fixed Assets - Other Fixed Assets - Society

	Offices	Equipment	Total
	£'000	£'000	£'000
Cost			
1 April 2023	2,437	1,764	4,201
Additions	-	123	123
Disposals	-	-	-
31 March 2024	2,437	1,887	4,324
Depreciation			
1 April 2023	678	1,387	2,065
Charge	38	208	246
Disposals	-	-	-
31 March 2024	716	1,595	2,311
Net Book Value			
31 March 2024	1,721	292	2,013
31 March 2023	1,759	377	2,136

15 Fixed Assets Investments

Other Investments - Group and Society

Apple Juice (Applecross) Ltd	1,000 shares in Community Benefit Society	Community Hydro Scheme

Subsidiary Undertakings - Society

Albyn Housing Society Limited's subsidiary undertakings are:

Name of undertaking	*Class of shareholding*	*Proportion of nominal value held directly*	*Nature of business*
Albyn Enterprises Ltd	Ordinary	100% (2023: 100%)	Property related activities
Highland Residential (Inverness) Ltd	Ordinary	100% (2023: 100%)	Renting/operating of housing real estate
Sunnd Ltd	Ordinary	100% (2023: 100%)	Dormant

16 Stock and Work in Progress

	Group		Society	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Work on properites for sale	641	1,379	641	1,379
	641	1,379	641	1,379

17 Debtors

	Group		Society	
	2024	2023	2024	2023
Amounts falling due within one year	£'000	£'000	£'000	£'000
Rent and service charges receivable	1,349	1,285	1,040	958
Less: provision for bad and doubtful debts	(648)	(425)	(554)	(338)
	701	860	486	620
HAG receivable	433	1,038	433	1,038
Other debtors	374	132	337	106
Prepayments and accrued income	404	282	404	276
Amounts due from Group undertakings	-	-	225	297
	1,912	2,312	1,885	2,337
Amounts falling due after more than one year				
Amounts due from Group undertakings	-	-	79	84
	1,912	2,312	1,964	2,421

18 Creditors: amounts falling due within one year

Debt [note 20]	2,766	2,689	2,766	2,689
Rent and service charges received in advance	1,009	958	1,009	958
Deferred capital grants [note 21]	3,121	3,121	3,121	3,121
Trade creditors	1,099	1,901	1,038	1,840
Corporation tax [note 11]	-	-	-	-
Other taxation and social security costs	91	104	86	99
Other creditors	2,137	1,955	2,001	1,759
Accruals and deferred income	881	724	844	680
Amounts due to Group undertakings	-	-	-	-
	11,104	11,452	10,865	11,146

Included in creditors is an amount of £1,292,669 (2023 - £1,233,832) relating to payments due to the Scottish Government. £0 (2023 - £0) relates to capital and £1,292,669 (2023 - £1,041,857) to revenue activities.

19 Creditors: amounts falling due after more than one year

Debt [note 20]	96,258	91,462	96,258	91,462
Deferred capital grants [note 21]	171,579	170,386	171,579	170,386
	267,837	261,848	267,837	261,848
Included in creditors are:				
Amounts repayable other than by instalments falling due after more than five years	189,093	187,900	189,093	187,900
Amounts repayable by instalments falling due after more than five years	56,325	51,865	56,325	51,865
	245,418	239,765	245,418	239,765

20 Debt Analysis - Borrowings

	Group		Society	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Creditors: amounts falling due within one year				
Bank Loans	2,766	2,689	2,766	2,689
Creditors: amounts falling due after more than one year				
Bank Loans	96,258	91,462	96,258	91,462

The loans are secured by specific charges on Albyn Housing Society Limited's properties and the capital instalments are repayable over periods as indicated at varying rates of interest ranging from 0% to 5.82% (2022 - 0% to 5.82%).

Based on the lender's earliest repayment date, borrowings are repayable as follows:

In the next year	2,766	2,689	2,766	2,689
In the second year	2,844	2,767	2,844	2,767
In the third to fifth year	9,049	8,790	9,049	8,790
In more than five years	84,365	79,905	84,365	79,905
	99,024	94,151	99,024	94,151

21 Deferred Capital Grant

	Group		Society	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
1 April 2023	173,507	170,902	173,507	170,902
Grants received in the year	4,643	6,478	4,643	6,478
Grants reduced in the year	(184)	(678)	(184)	(678)
Grant released in the year	(3,266)	(3,195)	(3,266)	(3,195)
31 March 2024	174,700	173,507	174,700	173,507
Amounts to be released within one year	3,121	3,121	3,121	3,121
Amounts to be released in more than one year	171,579	170,386	171,579	170,386
	174,700	173,507	174,700	173,507

Capital Grants received to 31 March 2024 total £222,280,671 (2023 - £217,781,000); if the Society were to sell its assets this amount would be repayable from the proceeds.

22 Provisions for liabilities and charges

Biomass Infrastructure Replacement Fund	152	142	152	142
Deferred Tax	14	14	-	-
	166	156	152	142
1 April 2023	156	152	142	133
Added in the year	10	4	10	9
Deferred tax charge in statement of comprehensive income	-	-	-	-
31 March 2024	166	156	152	142

23 Share Capital

	Group		Society	
Allocated, allotted, called up and fully paid	2024	2023	2024	2023
Ordinary shares of £1 each	No	No	No	No
1 April 2023	52	51	52	51
Joined during the year	6	3	6	3
Left during the year	(9)	(2)	(9)	(2)
31 March 2024	49	52	49	52

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

24 Reserves

	Group		Society	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
1 April 2023	43,021	41,837	42,764	41,607
Surplus for the year	619	1,184	631	1,157
31 March 2024	43,640	43,021	43,395	42,764

25.1 Cash and Cash Equivalents - Group

Analysis of the balance of Cash as shown in the balance sheet.	2024	Change	2023
	£'000	£'000	£'000
Bank and Cash in hand	11,120	2,489	8,631
	11,120	2,489	8,631

25.2 Cash and Cash Equivalents - Society

Analysis of the balance of Cash as shown in the balance sheet.	2024	Change	2023
	£'000	£'000	£'000
Bank and Cash in hand	10,639	2,623	8,016
	10,639	2,623	8,016

26 Treasury Management

Albyn Housing Society Limited has an active treasury management function, which operates in accordance with the Treasury Policy approved by the Board. In this way Albyn Housing Society Limited manages its borrowing arrangements to ensure that it is always in a position to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held. At 31 March 2024 Albyn Housing Society Limited has a loan facility in place which is available to be drawn down. The amount available is £1m.

Albyn Housing Society Limited, as a matter of policy, does not enter into transactions of a speculative nature. At 31 March 2024 Albyn Housing Society Limited has a mix of fixed and variable rate finance, which it considers appropriate at this time.

27 Related Party Transactions

Members of the Board are related parties of the Society as defined by FRS102. The related party relationships of the members of the Board are summarised as:

Mr I Fosbrooke, Ms J Bugden, and Mr S Macleod are members of the Board of Albyn Housing Society Limited and a tenant of Albyn. The rent which tenant Board members pay for their home and any balances on their tenancy accounts are managed at arms' length in accordance with the Society's policies and procedures in force from time to time.

Albyn Housing Society is in reciept of a non Interest bearing loan provided by The Highland Council to support the acqusition of development land for social housing. An amount of £490,000 (2023: £490,000) was outstanding at the balances sheet date and is disclosed under Creditors: amounts falling due within one year.

28 Capital Commitments

	Group		Society	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Capital expenditure contracted for but not provided in the financial statements	6,735	14,096	6,735	14,096

All developments in progress have been approved by Scottish Government for payment of HAG. Albyn Housing Society Limited expects that the Scottish Government will finance most of the expenditure by HAG with the remaining expenditure being financed by loans from lenders.

29 Obligations under Operating Leases

The total future minimum lease payments under non-cancellable operating leases for fixed assets are as follows:

		Group		Society	
		2024	2023	2024	2023
Land and Buildings	Expiring	£'000	£'000	£'000	£'000
	In the next year	38	38	38	38
	In the second year	38	38	38	38
	In the third to fifth year	75	101	75	101
	In more than five years	241	259	241	259
		392	436	392	436

30 Retirement Benefits

Scottish Housing Association Pension Scheme (SHAPS)

The company participates in the Scottish Housing Associations' Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 150 non-associated employers. The Scheme is a defined benefit scheme in the UK.

The Scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2021. This valuation revealed a deficit of £27m. There are no plans to reintroduce deficit contributiuons at this point following a pause introduced in September 2022. The next triennial valuation will take place in 2024.

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.

Under the defined benefit pension accounting approach, the SHAPS net deficit is £1,221k as at 31 March 2024.

The Association has been notified by the Trustee of the Scheme that it has performed a review comparing the benefits provided to scheme members over recent years with the requirements of the Scheme documentation. Due to uncertainty as to the effect of some benefit changes, the Trustee has been advised by lawyers to seek clarification from the Court on potential changes to the pension liability. It is recognised that this could potentially impact the value of Scheme liabilities, but until the outcome of the ongoing Court process is known (which is currently expected to be February 2025), it is not possible to calculate the impact on the liabilities of this issue with any accuracy, particularly on an individual employer basis, for the purposes of the 31 March 2024 financial statements. Accordingly, no adjustment has been made in these financial statements in respect of this potential issue.

Present Values Of Defined Benefit Obligation, Fair Value Of Assets And Defined Benefit Asset (Liability)

	2024	2023
	£'000	£'000
Fair value of plan assets	9,276	9,873
Present value of defined benefit obligation	10,497	10,386
(Deficit) in plan	**(1,221)**	**(513)**

Reconciliation Of Opening And Closing Balances Of The Defined Benefit Obligation

	2024	2023
	£'000	£'000
Defined benefit obligation at start of period	**10,386**	**14,809**
Current service cost	-	-
Expenses	15	14
Interest expense	498	408
Contributions by plan participants	-	-
Actuarial (gains)/losses due to scheme experience	70	(265)
Actuarial (gains)/losses due to changes in demographic assumptions	(65)	(248)
Actuarial (gains)/losses due to changes in financial assumptions	1	(3,931)
Benefits paid and expenses	(408)	(401)
Defined benefit obligation at end of period	**10,497**	**10,386**

Reconciliation Of Opening And Closing Balances Of The Fair Value Of Plan Assets

	2024	2023
	£'000	£'000
Fair value of plan assets at start of period	9,873	14,596
Interest income	473	405
Experience on plan assets (excluding amounts included in interest income)	(677)	(5,001)
Contributions by the employer	15	274
Benefits paid and expenses	(408)	(401)
Fair value of plan assets at end of period	**9,276**	**9,873**

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2024 was £204,000 (2023: £267,000).

Defined Benefit Costs Recognised In Statement Of Comprehensive Income (SoCI)

	2024	2023
	£'000	£'000
Expenses	15	14
Net interest expense	25	3
Defined benefit costs recognised in statement of comprehensive income (SoCI)	**40**	**17**

Defined Benefit Costs Recognised In Other Comprehensive Income	2024	2023
	£'000	£'000
Experience on plan assets (excl amounts included in net interest cost) - (loss)/gain	(677)	(5,001)
Experience gains and losses arising on the plan liabilities - gain	(70)	265
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain/(loss)	65	248
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain/(loss)	(1)	3,931
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain/(loss)	(683)	(557)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-	-
Total amount recognised in other comprehensive income - (loss)/gain	**(683)**	**(557)**

Assets	**2024**	**2023**
	£'000	£'000
Absolute Return	417	134
Alternative Risk Premia	334	57
Cash	240	41
Corporate Bond Fund	-	13
Credit Relative Value	327	377
Currency Hedging	(4)	19
Distressed Opportunities	341	304
Emerging Markets Debt	163	76
Global Equity	1,067	261
High Yield	2	50
Infrastructure	888	1,064
Insurance-Linked Securities	58	275
Liability Driven Investment	3,355	4,180
Long Lease Property	69	331
Net Current Assets	11	22
Over 15 Year Gilts	-	-
Opportunistic Credit	-	1
Opportunistic Illiquid Credit	369	436
Private Equity	7	-
Private Debt	373	441
Property	392	411
Risk Sharing	557	720
Secured Income	310	660
Total assets	**9,276**	**9,873**

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

Key Assumptions	**2024**	**2023**
	£'000	£'000
Discount Rate	4.89%	4.88%
Inflation (RPI)	3.17%	3.20%
Inflation (CPI)	2.77%	2.74%
Salary Growth	3.77%	3.74%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

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

	2024	**2023**
	Life expectancy at age 65	Life expectancy at age 65 (Years)
Male retiring now	20.2	20.5
Female retiring now	22.7	23.0
Male retiring in 20 years	21.4	21.7
Female retiring in 20 years	24.1	24.4