

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

**Registered Housing Association No. 84**

**FCA Registration No. 2190R(S)**

**Registered Charity No. SC035544**



# **CASSILTOUN HOUSING ASSOCIATION LIMITED**

## **BOARD OF MANAGEMENT, EXECUTIVES AND ADVISERS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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### **Board of Management**

Anna M Stuart MBE, Chairperson  
Julie McNeil – Vice Chairperson  
Teresa McGowan  
Chris O'Brien  
Jennifer Gilbert  
Allana Hammell (co-opted 27 March 2024, appointed 12 August 2024)  
Gayle Fitzpatrick  
Faye Mitchell  
Ryan Barclay (appointed 12 August 2024)  
Mark Tedford (appointed 12 August 2024)  
Natalie Tobin (appointed 12 August 2024)  
Bridget Crossan (appointed 12 August 2024)  
Pamela Gibson (co-opted 25 September 2024)  
Richard Sullivan (co-opted 29 January 2025)  
Harry Mills (resigned 14 August 2024)  
Ryan Davidson (resigned 14 August 2024)  
Barbara Dusik (resigned 12 August 2024)

### **Executive Officers**

Clair Malpas	Chief Executive
Fiona McGowan	Director of Operations
Paula Brownlie	Head of Corporate, HR & Finance & Secretary to the Board
John Williams	Head of Asset Management

### **Registered Office**

Castlemilk Stables  
59 Machrie Road  
Castlemilk  
Glasgow  
G45 0AZ

### **External Auditor**

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

### **Internal Auditor**

Wylie & Bissett  
168 Bath Street  
Glasgow  
G2 4TP

### **Banker**

Bank of Scotland  
110 St Vincent Street  
Glasgow  
G2 5ER

### **Solicitor**

T C Young  
7 West George Street  
Glasgow  
G2 1BA

### **Registration particulars**

Financial Conduct Authority

Co-operative and Community Benefit Societies Act 2014  
Registered Number 2190 R(S)

Scottish Housing Regulator

Housing (Scotland) Act 2010  
Registered Number 84

Office of the Scottish Charity Regulator

Charities and Trustee Investment (Scotland) Act 2005  
Scottish Charity Number SC 035544

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**CONTENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

---

	<b>Page</b>
<b>Report of the Board of Management (incorporating the Strategic Report)</b>	<b>1</b>
<b>Statement of the Board of Management's responsibilities</b>	<b>10</b>
<b>Statement on Internal Financial Control</b>	<b>11</b>
<b>Independent Auditor's Report to the Members of Cassiltoun Housing Association Limited on the Financial Statements</b>	<b>12</b>
<b>Report by the Auditor to the Members of Cassiltoun Housing Association Limited on Internal Financial Controls</b>	<b>17</b>
<b>Group Statement of Comprehensive Income</b>	<b>18</b>
<b>Association Statement of Comprehensive Income</b>	<b>19</b>
<b>Group Statement of Changes in Capital and Reserves</b>	<b>20</b>
<b>Association Statement of Changes in Capital and Reserves</b>	<b>21</b>
<b>Group Statement of Financial Position</b>	<b>22</b>
<b>Association Statement of Financial Position</b>	<b>23</b>
<b>Group Statement of Cash Flows</b>	<b>24</b>
<b>Association Statement of Cash Flows</b>	<b>25</b>
<b>Notes to the financial statements</b>	<b>26</b>

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The Board of Management presents its Report of the Board of Management (incorporating the Strategic Report) and the financial statements for the year ended 31 March 2025.

#### Principal Activities

The principal activity of Cassiltoun Housing Association Limited is the development, management, and maintenance of housing for people in housing need.

The Association has two subsidiaries, Cassiltoun Trust and Cassiltoun Stables Nursery Limited. Cassiltoun Trust is a charitable company established to conserve for the benefit of the public, buildings of historical and architectural significance; advance knowledge about the history and role of Castlemilk; and provide facilities for education, training, employment, and recreational time. The principal activity of Cassiltoun Stables Nursery Limited is to provide a first-class nursery childcare facility for 0–5-year-olds set alongside a local park and woodland environment.

Cassiltoun Housing Association Limited is registered with the Financial Conduct Authority as a Community Benefit entity, The Office of the Scottish Charities Regulator (OSCR) as a Charity and the Scottish Housing Regulator as a Registered Social Landlord. The Association is incorporated in Scotland.

The table below shows the property we own: -

	2025 £	2024 £
<b>Managed Property Numbers</b>		
Tenanted Property	1,077	1,077
Shared Ownership Properties	2	2
Buchanan Lodge Residential Home (bedspaces)	40	40
<b>Total</b>	<b>1,119</b>	<b>1,119</b>

#### Our Strategic Aims

Cassiltoun Housing Association Limited has as its Strategic Aims:

- To ensure our rents remain affordable by maintaining a stock base sufficient to achieve economies of scale and deliver effective services in a cost efficient way;
- Maintain the high quality of our housing and service provision, ensuring the comfort of tenants and the protection of our investment;
- Contribute to the wellbeing of the local community by working with tenants, residents, partners and funders to develop initiatives that promote regeneration and increased levels of inclusion;
- Ensure that the work of the Cassiltoun Group is supported by good governance, effective financial management and regulatory compliance and robust administrative and HR systems; and
- Ensure we attract and retain highly skilled and knowledgeable staff and Board members and develop our staff and Board members through education, training, and coaching.

#### Our Mission Statement

We aim to enhance the quality of life of our clients and to regenerate and sustain our community through housing-led and resident controlled initiatives.

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

#### Our Operational Objectives 2024/25

Strategic Objective	
<b>VFM</b>	Meet all objectives set out in the annual KPI's and SMART plans
<i>Ensure that our rents remain affordable, and we deliver effective and efficient services that provide value for money</i>	Achieve high levels of customer satisfaction (90%) with our Reactive, Cyclical and Environmental contracts
<b>HOMES AND NEIGHBOURHOOD</b>	Develop tenant portal
<i>Maintain the high quality of our housing stock and the wider estate ensuring the comfort of tenants and the protection of investment.</i>	Develop EESSH2/Net Zero compliance plan (guidance pending)
<b>COMMUNITY INVESTMENT &amp; TENANT ENGAGEMENT</b>	Achieve all statutory requirements for fire and smoke detectors, legionella, asbestos, electrical and gas requirements and guidance on damp and mould
<i>Contribute to the wellbeing of the local community by working with tenants, residents, partners and funders to develop initiatives that promote the physical and social regeneration of Castlemilk and increase levels of Social and Financial inclusion.</i>	Complete a Stock Conditions Survey and update Asset Management Plan and investment programme
<b>GOVERNANCE AND COMPLIANCE</b>	Deliver outcomes set out by existing funders
<i>Ensure that the work of the Cassiltoun Group is supported by good governance, effective financial, management and regulatory compliance</i>	Seek new funding in line with priorities in Community Development plan
<b>OUR PEOPLE</b>	Deliver a tenant conference
<i>Ensure we attract and retain highly skilled and knowledgeable staff and Board members. Continue to invest in, and support our staff, volunteers and Board members to ensure they maximise their potential.</i>	Identify and support new opportunities for engagement with tenants and factored owners
	Complete Internal Audit programme and implement recommendations
	Submit 2024 Annual Assurance Statement and meet Regulatory Requirements to achieve a compliant status with the SHR
	Ensure that Subsidiary Business plans and management agreements are reviewed and approved
	Gain Cyber Essentials accreditation
	Complete an external audit of compliance against the areas of Landlord Health & Safety.
	Produce a tenant scrutiny report
	Implement succession planning for staff and Board
	Ensure that the Board of Management complete their annual training and learning plans
	Complete Board induction programme
	Staff to complete annual appraisals, 1-2-1's and implement agreed training plans

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

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## Financial Review

### *Association*

The Association generated a surplus for the year of £326,169 with other comprehensive income of (£93,000) in respect of the actuarial gains and losses for the Strathclyde Pension Scheme and the SHAPS Pension Scheme to give total comprehensive income of £233,169. The Association had net assets as at 31 March 2025 of £10,146,540.

### *Group*

The Group generated a surplus for the year of £412,298 with other comprehensive income of (£93,000) in respect of the actuarial gains and losses for the Strathclyde Pension Scheme and the SHAPS Pension Scheme to give total comprehensive income of £319,298. The Group had net assets as at 31 March 2025 of £11,063,750.

## Financial and Non-Financial Key Performance Indicators

### *Association*

	2024/25	2023/24
Staff costs / Turnover	21.8%	22.0%
Management administration costs / Turnover	33.9%	34.0%
Reactive maintenance / Gross rental income net of voids	16.6%	15.7%
Bank loan interest cover (operating surplus/bank loan interest)	1.3 times	1.4 times
Debt per housing unit (general needs)	£8,022	£8,477

### *Group*

	2024/25	2023/24
Staff costs / Turnover	26.0%	25.9%
Average number of days to pay suppliers	32 days	37 days

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)**

**FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Principal Risk and Uncertainties**

The Cassiltoun Group has a robust planning framework in place which includes how we manage risk and uncertainties. Each part of the Group has a risk register which is regularly reviewed by the staff team, the Audit and Risk Sub-Committee and the respective Boards.

One of our identified risks was in relation to operational performance (rent arrears and voids). This year the Association has been focusing on improving operational performance and consolidating and improving staff skills and knowledge which has had a positive impact on overall results.

The Association is a member of the SHAPS and the Strathclyde Pension scheme and manages the risk and liabilities by regularly reviewing its pension schemes, effective monitoring and ensuring that all costs are included in its long-term business plan.

This year we completed a stock valuation to inform our insurance risk and a conditions survey and updated our asset management programme. After a number of years with limited investment work (due to Covid and inflation) there was a risk that lack of investment would impact on the quality of our homes and the number and cost of repairs. The end of 2024/2025 and the year 2025/2026 will see significant investment in our stock to reduce this risk.

At Cassiltoun, and in the sector as a whole, there continues to be risks around cyber security and uncertainty around the costs of net zero and funding for new homes to tackle the housing crisis. Cassiltoun is cognisant of these risks and uncertainties and uses its planning framework to scenario plan and mitigate risk where possible.

The Association took all these factors into account when considering and preparing its annual budget and Operational objectives for 2025/2026.

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)**

**FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Future Plans**

##### **Association**

The Association is continuing with its digital transformation strategy which will see the completion of its move to cloud-based systems in 2025/2026. This will make our staff more agile, be able to access systems whilst out of the office and in the estate and continue our drive to reduce our carbon footprint through a reduction of printing and use of paper.

Once this is complete, work will commence on the development of a tenant portal.

In 2025/26, the Association will embark on a new programme of investment work in its stock and complete a Tenant Satisfaction Survey.

##### **Group**

The Stables Nursery provides both indoor and outdoor childcare and is now at capacity. Its future plans are to continue to develop the excellent standards of childcare, recruit and retain its dedicated staff team and continue to improve the Nursery facilities.

Cassiltoun Trust will continue its work with the wider community both in the Stables and in the local woodland by offering a wide range of community focussed activities, improving the greenspace, and creating opportunities for volunteering and training.

##### **Corporate Governance**

Our governing body is our Board of Management which is responsible to the wider membership. Board of Management members serve in a voluntary and unpaid capacity, and we recognise that this puts even more onus on us to ensure that we set and achieve high standards of professionalism in our work.

The Board of Management is elected by the members of the Association. It is the responsibility of the Board to oversee and lead the strategy and overall direction of the Association, set policy, and monitor the operational activities of the Association and its subsidiary companies.

##### **Going Concern**

The Board of Management has reviewed this year's results and projections for the next 30 years. It has a strong expectation that the Group and Association has adequate resources to continue in operational existence for the foreseeable future.

##### **Performance Management**

Our strong performance is underpinned by a planning framework which includes SMART plans, a Risk Register, SWOT and PEST analysis, regular monitoring of organisational KPI's, the Asset Management Plan and the Association's Financial Business Plans.

The Association produces its Tenants Charter Report Card every Autumn which outlines our charter performance and how we benchmark both locally and against the Scottish average.



## CASSILTOUN HOUSING ASSOCIATION LIMITED

### REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

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#### Best use of resources

The Association continues to ensure that it makes best use of its resources. We look for internal efficiencies that save both time and money whilst providing high quality services to our tenants and wider customers. We seek best value in our procurement activities and attract funding for posts and projects that support the Association's objectives. We invest in our staff team and volunteers as our ongoing performance, innovation and strong customer focus depends on a highly motivated, highly engaged, and well-trained team.

Our repairs performance is detailed below;

CATEGORY	NUMBER	AVERAGE TIME TO COMPLETE	%COMPLETED RIGHT FIRST TIME
Emergency	1351	2.63 hours	-
Urgent & Routine	2708	4.84 days	-
Right First Time	2449	-	90.44%

Through our planned investment work, repairs, and other cyclical work we continue to ensure that our stock meets the Scottish Housing Quality Standard and identify and take a proactive approach to any that need investment to bring it up to standard

#### Community Development Activities

External funding across the Group has enabled the Group to continue to develop its successful community development programme. The Group delivers a wide range of events and activities which cater and support tenants and people from across the G45 area. The highly successful programme could not be achieved without the support from our external funders, the collaborative work with partners and our committed volunteers and sessional workers.

We progressed with our woodland programme and worked with our funders, volunteers, the Friends of Castlemilk Park Groups, and other partners and continued to make improvements such as installing signs and noticeboards, maintaining key features and improving the biodiversity as well as general maintenance tasks.

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)**

**FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Tenant Feedback**

Overall tenant satisfaction as captured in our previous Tenant survey reduced slightly to 84%. The cause of this was principally due to timing and our repairs performance which was impacted by a range of factors. An improvement plan was put in place and satisfaction in this area has improved. Other feedback from tenants remains positive with regular high levels of overall satisfaction being identified from surveys, regular consultations and from our community advisory panel.

#### **Business Continuity Plan**

This is reviewed annually to ensure that it is up to date and takes note of any new/emerging threats.

#### **Performance Review**

The Board reviews performance on an ongoing basis at both full Board meetings and through its sub-committees. A traffic light monitoring system is used to quickly identify any sign that a set objective may not be achieved.

#### **Policies and Procedures**

The Board approves policy and procedures on a rolling basis unless changes in guidance or legislation enforce earlier reviews.

#### **Credit Payment Policy**

The Group's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines with an average payment of 32 days.

#### **Rental Income**

The Association's Rent Policy is based on the following: a points system based on the size and facilities of the provided accommodation; an historic stock transfer rental charge for properties acquired from GHA in 2009 and for new developments the rent is set based on property size and in line with the Scottish Government's benchmark amounts.

#### **Budgetary Process**

Each year the Board approves the budget and revised 5 year and 30-year financial plan. Business performance is monitored, and relevant action taken throughout the year. Variations from the budget are explained and forecasts updated together with information on key risk areas. Approval procedures are in place in respect of major areas of risk such as significant contract tenders, expenditure, and treasury management.

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)**

#### **FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Treasury Management**

The Association has an active treasury management function, which operates in accordance with the Treasury Management Policy. In this way the Association manages its borrowing arrangements to ensure that it is always able to meet its financial obligations as they fall due. The Association, as a matter of policy, does not enter into transactions of a speculative nature.

#### **Quality and Integrity of Personnel**

The integrity and competence of personnel are ensured through high recruitment standards and subsequent training courses. High quality personnel are seen as an essential part of the control environment and the ethical standards expected are communicated through the Chief Executive.

#### **Board of Management**

The Board of Management of Cassiltoun Housing Association Limited during the year ended 31 March 2025 and up to the date of signing the financial statements was as follows:

Anna M Stuart MBE, Chairperson  
Julie McNeil – Vice Chairperson  
Teresa McGowan  
Chris O'Brien  
Jennifer Gilbert  
Allana Hammell (co-opted 27 March 2024, appointed 12 August 2024)  
Gayle Fitzpatrick (co-opted 29 March 2023, appointed 14 August 2023)  
Faye Mitchell (co-opted 29 March 2023, appointed 14 August 2023)  
Ryan Barclay (appointed 12 August 2024)  
Mark Tedford (appointed 12 August 2024)  
Natalie Tobin (appointed 12 August 2024)  
Bridget Crossan (appointed 12 August 2024)  
Pamela Gibson (co-opted 25 September 2024)  
Richard Sullivan (co-opted 29 January 2025)  
Harry Mills (resigned 14 August 2024)  
Ryan Davidson (resigned 14 August 2024)  
Barbara Dusik (resigned 12 August 2024)

#### **Sub Committee Membership:**

##### **Staffing Sub Committee:-**

Anna Stuart MBE  
Julie McNeil  
Teresa McGowan  
Faye Mitchell  
Jennifer Gilbert (previously McInnes)

##### **Group Audit & Risk Sub Committee:**

Anna Stuart MBE  
Allana Hammell  
Gayle Fitzpatrick  
Julie McNeil  
Ryan Barclay  
Lewis MacSween (*not a Board member of Cassiltoun Housing Association Limited but is Chair of Cassiltoun Trust*)

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD OF MANAGEMENT (INCORPORATING THE STRATEGIC REPORT)**

**FOR THE YEAR ENDED 31 MARCH 2025**

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Both subsidiaries are managed by their individual Board and have at least one member from the Association. They choose Board members who have specific expertise in a similar field and meet at least 4 times a year.

Each member of the Board of Management holds one fully paid share of £1 in Cassiltoun Housing Association Limited. The executive officers of Cassiltoun Housing Association Limited hold no interest in its share capital and although not having the legal status of a "director" they act as executives within the authority delegated by the Board.

During the year Board members continued their internal and external training sessions as identified during formal appraisal and needs assessment. The outcome was to identify individual strengths and weaknesses and to create training plans that will improve their effectiveness as Board members. In addition, 1-to-1 interviews between the Chief Executive and Association office bearers are carried out.

#### **Disclosure of Information to the auditor**


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

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

#### **Auditor**

Azets Audit Services will be proposed for reappointment at the Annual General Meeting as auditor for the Cassiltoun group.

#### **By order of the Board of Management**

  
Paula Brownlie  
Secretary

Date: 25 June 2025

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES**

**FOR THE YEAR ENDED 31 MARCH 2025**

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The Co-operative and Community Benefit Societies Act 2014 requires the Board of Management to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Association and Group and of the income and expenditure of the Association and Group for that period. In preparing those Financial Statements, the Board of Management is required to: -

- select suitable accounting policies and then apply them consistently.
- make judgments and estimates that are reasonable and prudent; and
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association and Group will continue in business.

The Board of Management is responsible for proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and of the Group. The Board of Management must ensure that the Financial Statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024 issued by the Scottish Housing Regulator. It is also responsible for safeguarding the assets of the Association and the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **STATEMENT ON INTERNAL FINANCIAL CONTROL**

**FOR THE YEAR ENDED 31 MARCH 2025**

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


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

It is the Board of Management's responsibility to establish and maintain systems of Internal Financial Control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements of the Association's and the Group'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 Association's and the Group's assets.
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance.
- forecasts and budgets are prepared which allow the management team and the Board of Management to monitor the key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term.
- regular financial management reports are prepared promptly, providing relevant, reliable, and up to date financial and other information, with significant variances from budget being investigated as appropriate.
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board of Management.
- the Board of Management receive reports from management, and from the external and internal auditors, to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association and the Group is undertaken; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board of Management have reviewed the system of internal financial control in existence in the Association and the Group for the year ended 31 March 2025 and until the date these financial statements have been signed. No weaknesses were found in internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the Auditor's Report on the financial statements.

**By order of the Board of Management**

  
Paula Brownlie  
Secretary

Date: 25 June 2025

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASSILTOUN HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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#### **Opinion**

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

In our opinion, the financial statements:

- give a true and fair view of the state of the Group's and the Association's affairs as at 31 March 2025 and of the Group's and the Association's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefits Societies (Group Accounts) Regulations 1969, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements issued by the Scottish Housing Regulator.

#### **Basis for opinion**

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

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the Board of Management'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 the events or conditions that, individually or collectively, may cast significant doubt on the Group's or the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASSILTOUN HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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#### **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 of Management 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 in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

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

#### **Responsibilities of the Board of Management**

As explained more fully in the Statement of the Board of Management's Responsibilities set out on page 10, the Board of Management 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 of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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



## CASSILTOUN HOUSING ASSOCIATION LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASSILTOUN HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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#### **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.

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

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

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities, and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Group and the Association through discussions with the Board of Management members and the senior management team, and from our knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Group and the Association, including the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefits Societies (Group Accounts) Regulations 1969, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements issued by the Scottish Housing Regulator and taxation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Board of Management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASSILTOUN HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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

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

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

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

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

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

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

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

**CASSILTOUN HOUSING ASSOCIATION LIMITED**


**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CASSILTOUN HOUSING ASSOCIATION  
LIMITED ON THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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**Use of our report**

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

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

Date: *27 June 2025*

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

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**REPORT BY THE AUDITOR TO THE MEMBERS OF CASSILTOUN HOUSING ASSOCIATION LIMITED  
ON INTERNAL FINANCIAL CONTROL**

**FOR THE YEAR ENDED 31 MARCH 2025**

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In addition to our audit of the Financial Statements, we have reviewed your statement on page 11 concerning the Group's and the Association's compliance with the information required by the Regulatory Standards in respect of internal financial control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.


**Basis of Opinion**

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

**Opinion**

In our opinion the Statement on Internal Financial Control on page 11 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial control and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

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



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

Date: 27 June 2025




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

**CASSILTOUN HOUSING ASSOCIATION LIMITED**  
**GROUP STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
Turnover	4	7,335,814	6,990,397
Operating expenditure	4	(6,506,588)	(6,104,141)
<b>Operating surplus</b>	4, 8	829,226	886,256
Interest receivable	9a	171,932	137,757
Interest and financing costs	9b	(588,860)	(616,479)
Gain on disposal of property, plant and equipment		-	-
<b>Surplus before tax</b>		412,298	407,534
Taxation	10	-	-
<b>Surplus for the year</b>		412,298	407,534
<b>Other comprehensive income</b>			
Actuarial gain / (loss) on the SHAPS Pension Fund	21	35,000	(315,000)
Actuarial (loss) / gain on the Strathclyde Pension Fund liability	22	(128,000)	300,000
<b>Total comprehensive income for the year</b>		319,298	392,534

The results for the year relate wholly to continuing activities.

The financial statements were authorised for issue by the Board of Management on 25 June 2025 and signed on its behalf by:

		
Anne M Stuart MBE Chairperson	Julie McNeil Vice chairperson	Paula Brownlie Secretary

The notes form part of these financial statements.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**  
**ASSOCIATION STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
Turnover	4	6,641,153	6,350,470
Operating expenditure	4	(5,898,056)	(5,510,519)
<b>Operating surplus</b>	4, 8	<b>743,097</b>	<b>839,951</b>
Interest receivable	9a	171,932	137,757
Interest and financing costs	9b	(588,860)	(616,479)
Gain on disposal of property, plant, and equipment		-	-
<b>Surplus before tax</b>		<b>326,169</b>	<b>361,229</b>
Taxation	10	-	-
<b>Surplus for the year</b>		<b>326,169</b>	<b>361,229</b>
<b>Other comprehensive income</b>			
Actuarial gain / (loss) on the SHAPS Pension Fund	21	35,000	(315,000)
Actuarial (loss) / gain on the Strathclyde Pension Fund liability	22	(128,000)	300,000
<b>Total comprehensive income for the year</b>		<b>233,169</b>	<b>346,229</b>

The results for the year relate wholly to continuing activities.

The financial statements were authorised for issue by the Board of Management on 25 June 2025 and signed on its behalf by:

Anne M Stuart MBE  
Chairperson

Julie McNeil  
Vice chairperson

Paula Brownlie  
Secretary

The notes form part of these financial statements.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**GROUP STATEMENT OF CHANGES IN CAPITAL AND RESERVES**

**FOR THE YEAR ENDED 31 MARCH 2025**

	<b>Share capital £</b>	<b>Restricted reserve £</b>	<b>Revenue reserve £</b>	<b>Total reserves £</b>
Balance at 1 April 2024	171	20,673	10,723,614	10,744,458
Total comprehensive income for the year	-	(18,934)	338,232	319,298
Shares issued during the year	12	-	-	12
Shares cancelled during the year	(18)	-	-	(18)
Balance at 31 March 2025	<u>165</u>	<u>1,739</u>	<u>11,061,846</u>	<u>11,063,750</u>

	<i>Share capital £</i>	<i>Restricted reserve £</i>	<i>Revenue reserve £</i>	<i>Total reserves £</i>
Balance at 1 April 2023	178	20,150	10,331,603	10,351,931
Total comprehensive income for the year	-	523	392,011	392,534
Shares issued during the year	13	-	-	13
Shares cancelled during the year	(20)	-	-	(20)
Balance at 31 March 2024	<u>171</u>	<u>20,673</u>	<u>10,723,614</u>	<u>10,744,458</u>

The notes form part of these financial statements

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**ASSOCIATION STATEMENT OF CHANGES IN CAPITAL AND RESERVES**

**FOR THE YEAR ENDED 31 MARCH 2025**

	<b>Share capital £</b>	<b>Revenue reserve £</b>	<b>Total reserves £</b>
Balance at 1 April 2024	<b>171</b>	<b>9,913,206</b>	<b>9,913,377</b>
Total comprehensive income for the year	-	<b>233,169</b>	<b>233,169</b>
Shares issued during the year	<b>12</b>	-	<b>12</b>
Shares cancelled during the year	<b>(18)</b>	-	<b>(18)</b>
Balance at 31 March 2025	<b>165</b>	<b>10,146,375</b>	<b>10,146,540</b>

	<i>Share capital £</i>	<i>Revenue reserve £</i>	<i>Total reserves £</i>
Balance at 1 April 2023	<i>178</i>	<i>9,566,977</i>	<i>9,567,155</i>
Total comprehensive income for the year	-	<i>346,229</i>	<i>346,229</i>
Shares issued during the year	<i>13</i>	-	<i>13</i>
Shares cancelled during the year	<i>(20)</i>	-	<i>(20)</i>
Balance at 31 March 2024	<i>171</i>	<i>9,913,206</i>	<i>9,913,377</i>

The notes form part of these financial statements



**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**GROUP STATEMENT OF FINANCIAL POSITION**

**AS AT 31 MARCH 2025**

	Notes	£	2025 £	£	2024 £
<b>Tangible fixed assets</b>					
Housing properties	11a	40,399,627		41,704,095	
Other fixed assets	11b	502,923		488,401	
			40,902,550		42,192,496
<b>Current assets</b>					
Debtors: Amounts falling due within one year	14	184,560		421,725	
Current asset investments	15a	3,183,769		3,012,765	
Cash and cash equivalents	15b	2,915,565		2,188,320	
		6,283,894		5,622,810	
<b>Creditors: Amounts falling due within one year</b>	16	(2,366,283)		(2,269,858)	
<b>Net current assets</b>			3,917,611		3,352,952
<b>Total assets less current liabilities</b>			44,820,161		45,545,448
<b>Creditors: Amounts falling due after more than one year</b>	17	(33,544,411)		(34,675,990)	
Pension – SHAPS defined benefit (liability)/asset	21	(384,000)		(425,000)	
Pension – Strathclyde Pension Fund defined benefit asset	22	172,000		300,000	
<b>Net assets</b>			11,063,750		10,744,458
<b>Capital and reserves</b>					
Share capital	19	165		171	
Revenue reserve	19	11,061,846		10,723,614	
Restricted reserve	19	1,739		20,673	
			11,063,750		10,744,458

The financial statements were authorised for issue by the Board of Management on 25 June 2025 and signed on its behalf by:



Anne M Stuart MBE  
Chairperson



Julie McNeil  
Vice chairperson



Paula Brownlie  
Secretary

The notes form part of these financial statements.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**  
**ASSOCIATION STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2025**

	Notes	£	2025 £	£	2024 £
<b>Tangible fixed assets</b>					
Housing properties	11a	40,399,627		41,704,095	
Other fixed assets	11b	64,050		83,791	
Investments	13	67,296		67,296	
			40,530,973		41,855,182
<b>Current assets</b>					
Debtors: Amounts falling due within one year	14	233,506		425,408	
Current asset investments	15a	3,183,769		3,012,765	
Cash and cash equivalents	15b	2,207,835		1,604,620	
		5,625,110		5,042,793	
<b>Creditors:</b> Amounts falling due within one year	16	(2,253,132)		(2,183,608)	
<b>Net current assets</b>			3,371,978		2,859,185
<b>Total assets less current liabilities</b>			43,902,951		44,714,367
<b>Creditors:</b> Amounts falling due after more than one year	17		(33,544,411)		(34,675,990)
Pension – SHAPS defined benefit (liability)/asset	21		(384,000)		(425,000)
Pension – Strathclyde Pension Fund defined benefit asset	22		172,000		300,000
<b>Net assets</b>			10,146,540		9,913,377
<b>Capital and reserves</b>					
Share capital	19		165		171
Revenue reserve	19		10,146,375		9,913,206
			10,146,540		9,913,377

The financial statements were authorised for issue by the Board of Management on 25 June 2025 and signed on its behalf by:

Anne M Stuart MBE  
Chairperson

Julie McNeil  
Vice chairperson

Paula Brownlie  
Secretary

The notes form part of these financial statements.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**GROUP STATEMENT OF CASH FLOWS**

**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
<b>Net cash generated from operating activities</b>	<b>20</b>	<b>2,009,783</b>	<b>1,287,736</b>
<b>Cash flow from investing activities</b>			
Purchase of housing properties		(126,924)	(156,072)
Purchase of other fixed assets		(78,216)	(34,781)
Proceeds from sale of tangible fixed assets		-	-
Government capital grants received		-	-
Interest received		171,932	137,757
		<u>(33,208)</u>	<u>(53,096)</u>
<b>Cash flow from financing activities</b>			
Transfer from/(to) investment deposit accounts		(171,004)	(12,765)
Interest paid		(568,860)	(610,479)
Repayment of borrowings		(509,478)	(490,884)
Loans drawn down		-	-
Issue of share capital		12	13
SHAPS past service deficit payment		-	-
		<u>(1,249,330)</u>	<u>(1,114,115)</u>
<b>Net change in cash and cash equivalents in the year</b>		<b>727,245</b>	<b>120,525</b>
<b>Cash and cash equivalents at 1 April</b>	<b>15b</b>	<b>2,188,320</b>	<b>2,067,795</b>
<b>Cash and cash equivalents at 31 March</b>	<b>15b</b>	<b>2,915,565</b>	<b>2,188,320</b>

**(i) Analysis of changes in net debt**

	As at April 2024 £	Cash flows £	Non-cash movements £	At 31 March 2025 £
<b>Cash and cash equivalents</b>				
Cash and cash equivalents	2,188,320	727,245	-	2,915,565
Current asset investments	3,012,765	171,004	-	3,183,769
	<u>5,201,085</u>	<u>898,249</u>	<u>-</u>	<u>6,099,334</u>
<b>Borrowings</b>				
Debt due within one year	(497,520)	509,478	(478,946)	(466,988)
Debt due after one year	(8,988,291)	-	478,946	(8,509,345)
	<u>(9,485,811)</u>	<u>509,478</u>	<u>-</u>	<u>(8,976,333)</u>
<b>Total</b>	<u>(4,284,726)</u>	<u>1,407,727</u>	<u>-</u>	<u>(2,876,999)</u>

The notes form part of these financial statements.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**ASSOCIATION STATEMENT OF CASH FLOWS**

**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
<b>Net cash generated from operating activities</b>	<b>20</b>	<b>1,835,926</b>	<b>1,259,504</b>
<b>Cash flow from investing activities</b>			
Purchase of housing properties		(126,924)	(156,072)
Purchase of other fixed assets		(28,389)	(33,671)
Proceeds from sale of tangible fixed assets		-	-
Government capital grants received		-	-
Interest received		171,932	137,757
		<u>16,619</u>	<u>(51,986)</u>
<b>Cash flow from financing activities</b>			
Transfer from/(to) investment deposit accounts		(171,004)	(12,765)
Interest paid		(568,860)	(610,479)
Repayment of borrowings		(509,478)	(490,884)
Loans drawn down		-	-
Issue of share capital		12	13
SHAPS past service deficit repayment		-	-
		<u>(1,249,330)</u>	<u>(1,114,115)</u>
<b>Net change in cash and cash equivalents in the year</b>		<b>603,215</b>	<b>93,403</b>
<b>Cash and cash equivalents at 1 April</b>	<b>15b</b>	<b>1,604,620</b>	<b>1,511,217</b>
<b>Cash and cash equivalents at 31 March</b>	<b>15b</b>	<b>2,207,835</b>	<b>1,604,620</b>

**(i) Analysis of changes in net debt**

	At 1 April 2024 £	Cash flows £	Non-cash movement £	At 31 March 2025 £
<b>Cash and cash equivalents</b>				
Cash and cash equivalents	1,604,620	603,215	-	2,207,835
Current asset investments	3,012,765	171,004	-	3,183,769
	<u>4,617,385</u>	<u>774,219</u>	<u>-</u>	<u>5,391,604</u>
<b>Borrowings</b>				
Debt due within one year	(497,520)	509,478	(478,946)	(466,988)
Debt due after one year	(8,988,291)	-	478,946	(8,509,345)
	<u>(9,485,811)</u>	<u>509,478</u>	<u>-</u>	<u>(8,976,333)</u>
<b>Total</b>	<u>(4,868,426)</u>	<u>1,283,697</u>	<u>-</u>	<u>(3,584,729)</u>

The notes form part of these financial statements.

# **CASSILTOUN HOUSING ASSOCIATION LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE YEAR ENDED 31 MARCH 2025**

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#### **1. General information**

These financial statements are presented in Pounds Sterling (GBP), as that is the currency in which the Group's transactions are denominated. They comprise the financial statements of the Group, consisting of Cassiltoun Housing Association Limited and its two fully owned subsidiaries, Cassiltoun Trust and Cassiltoun Stables Nursery Limited drawn up for the year ended 31 March 2025.

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities. The Association is a registered social landlord in Scotland and its registered number is HCB 084.

The Association's Scottish Charity number is SC035544. The registered address is included on the first page of the financial statements.

#### **2. Accounting policies**

The financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Accounting Requirements 2019 as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018. The principal accounting policies are set out below.

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

A summary of the principal accounting policies is set out below.

##### **(a) Basis of preparation**

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

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

##### **(b) Going Concern**

The Board of Management has a reasonable expectation that the Association and its subsidiaries have adequate resources, based on a review of long-term forecasts to continue in operational existence for the foreseeable future and continue to adopt the going concern basis of accounting in preparing the Financial Statements.

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Accounting policies (continued)

##### (c) Turnover

###### *Cassiltoun Housing Association Limited*

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable from the Scottish Government, Glasgow City Council, and other agencies. Also included is any income from first tranche shared ownership disposals and management fees for the factoring of properties for private owners.

###### *Cassiltoun Stables Nursery Limited*

Incoming resources are recognised when the charitable company has legal entitlement to the funds, the receipt is probable, and the amount can be measured reliably.

###### *Cassiltoun Trust*

All voluntary income including grants and bank interest is accounted for when the charitable company has legal entitlement to the funds, the receipt is probable, and the amount can be measured reliably.

Rental income relates to let properties and is applied to the period in which it relates.

##### (d) Apportionment of management expenses

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

The costs of cyclical and major repairs are charged to the Statement of Comprehensive Income in the year in which they are incurred.

##### (e) Interest receivable

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

##### (f) Interest payable

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

##### (g) Housing properties

Properties included in housing properties are stated at cost. The cost of such properties includes the following:

- (i) cost of acquiring land and buildings.
- (ii) development expenditure including applicable overheads; and
- (iii) interest charged during the construction phase on the loans raised to finance the scheme.

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

All invoices and architects' certificates relating to capital expenditure incurred in the year at gross value are included in the financial statements for the year, provided that the dates of issue or valuations are prior to the year end. Development costs are capitalised to the extent that they are attributable to specific schemes and where such costs are not excessive. Expenditure on schemes, which are subsequently aborted, is written off in the year in which it is recognised that the scheme will not be developed to completion.

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Principal accounting policies (continued)

##### (h) Sales of housing properties

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. Any grants received that cannot be repaid from the proceeds of sale are abated and the grants removed from the financial statements.

First tranche Shared Ownership disposals are credited to turnover on completion, the cost of construction of these sales is taken to operating expenditure. Disposals of subsequent tranches are treated as fixed asset disposals with the gain or loss on disposal taken to the Statement of Comprehensive Income, in accordance with the Statement of Recommended Practice.

##### (i) Depreciation of housing properties

Housing Properties are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of each major component that makes up the housing property as follows:

Land	Not depreciated
Structure	Over 60 years
Roofs	Over 45 years
Electrical Wiring	Over 30 years
Windows	Over 25 years
Bathrooms	Over 20 years
Kitchens	Over 15 years
Heating (boilers and radiators)	Over 15 years

##### (j) Depreciation of other fixed assets

Other Fixed Assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets at the following annual rates:

Furniture	20%	Vehicles	25%
Fixtures & Fittings	20%	IT Equipment	20%

##### (k) Capitalisation of major repairs expenditure

The Association capitalises major repairs expenditure where these works are a replacement or restoration of a separate identifiable component or where the works result in an enhancement of economic benefits of the tangible fixed assets. Such enhancement can occur if the improvements result in an increase in rental income, a reduction in future maintenance costs or a significant extension to the life of the component.

Works which fail to meet the above criteria are charged to the Statement of Comprehensive Income.

##### (l) Capitalisation of development overheads

Directly attributable development costs relating to development activities are capitalised in accordance with the Statement of Recommended Practice.

##### (m) Impairment of fixed assets

Reviews for impairment of fixed assets are carried out on an annual basis and any impairment in an income-generating unit is recognised by a charge to the Statement of Comprehensive Income. Impairment is recognised where the carrying value of an income-generating unit exceeds the higher of its net realisable value or its value in use or in the case of housing properties, its depreciated replacement cost. Value in use represents the net present value of expected future cash flows from these units.

##### (n) Debtors

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

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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#### **2. Principal accounting policies (continued)**

##### **(o) Rental arrears**

Rental arrears represent amounts due by tenants for rental of social housing properties at the year end. Management regularly review rental arrears and write them down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in Note 15b.

##### **(p) Cash and cash equivalents**

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

##### **(q) Creditors**

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

##### **(r) Financial instruments**

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

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

##### **(s) Government capital grants**

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

##### **(t) Government revenue grants**

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

##### **(u) Non-government capital and revenue grants**

Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the grants are received or receivable.

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

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



## CASSILTOUN HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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#### 2. Principal accounting policies (continued)

##### (v) Loans

Mortgage loans are advanced by financial institutions under the terms of individual mortgage deeds in respect of each property or housing scheme. Advances are available only in respect of those developments which have been given approval for Government Capital Grant by the Scottish Government or Glasgow City Council.

##### (w) Retirement benefits

###### ***The Scottish Housing Association Defined Benefits Pension Scheme***

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

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

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

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

###### ***The Strathclyde Pension Fund***

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

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

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

###### ***The Scottish Housing Association Defined Contribution Scheme***

This is a defined contribution scheme. Employer contributions are charged to the Statement of Comprehensive Income on an accruals basis.

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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

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

The members of the Board of Management consider the following to be critical judgements in preparing the financial statements:

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

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

#### Estimate

Useful lives of property, plant, and equipment

The main components of housing properties and their useful lives

Recoverable amount of rental and other trade receivables

The obligations under the SHAPs pension scheme

The obligations under the Strathclyde Pension Fund

#### Basis of estimation

The useful lives of property, plant and equipment are based on the knowledge of senior management at the Association, with reference to expected asset life cycles.

The cost of housing properties is split into separately identifiable components. These components were identified by knowledgeable and experienced staff members and based on costing models.

Rental arrears and other trade receivables are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into account.

This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

CASSILTOUN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

4. Particulars of turnover, operating expenditure and operating surplus

Group	Notes	2025 Turnover £	2025 Operating Expenditure £	2025 Operating Surplus £	2024 Turnover £	2024 Operating Expenditure £	2024 Operating Surplus £
Social Lettings	5a	6,360,367	(5,576,572)	783,795	6,037,773	(5,252,481)	785,292
Other Activities	5b	280,786	(321,484)	(40,698)	312,697	(258,038)	54,659
Cassiltoun Stables Nursery Limited		697,386	(667,806)	29,580	634,885	(584,687)	50,198
Cassiltoun Trust		239,075	(182,526)	56,549	171,848	(175,741)	(3,893)
Less: intergroup rent and energy charges		(217,231)	217,231	-	(144,065)	144,065	-
Less: intergroup management charges		(24,569)	24,569	-	(22,741)	22,741	-
		<u>7,335,814</u>	<u>(6,506,588)</u>	<u>829,226</u>	<u>6,990,397</u>	<u>(6,104,141)</u>	<u>886,256</u>
Association							
Social Lettings	5a	6,360,367	(5,576,572)	783,795	6,037,773	(5,252,481)	785,292
Other activities	5b	280,786	(321,484)	(40,698)	312,697	(258,038)	54,659
		<u>6,641,153</u>	<u>(5,898,056)</u>	<u>743,097</u>	<u>6,350,470</u>	<u>(5,510,519)</u>	<u>839,951</u>

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**5a. Particulars of turnover, operating expenditure and operating surplus from social lettings**

**Association**

	General Needs Housing £	Shared Ownership £	2025 £	2024 £
<b>Social Lettings</b>				
Rent receivable net of identifiable service charges	5,696,732	6,401	5,703,133	5,399,714
Service charges receivable	16,479	1,210	17,689	16,831
<b>Gross Income from Rents and Charges</b>	<b>5,713,211</b>	<b>7,611</b>	<b>5,720,822</b>	<b>5,416,545</b>
Less: Rent losses from voids	(44,230)	-	(44,230)	(38,923)
Revenue grants	27,382	-	27,382	
Release of deferred Government capital grants	656,393	-	656,393	660,151
<b>Total Turnover from Social Letting Activities</b>	<b>6,352,756</b>	<b>7,611</b>	<b>6,360,367</b>	<b>6,037,773</b>
<b>Operating Expenditure</b>				
Management & maintenance administration costs	2,179,304	6,086	2,185,390	2,095,178
Service costs	96,594	-	96,594	90,759
Planned and cyclical maintenance including major repairs	833,997	-	833,997	707,328
Reactive maintenance	947,891	-	947,891	848,672
Bad debts – rent and service charges	81,308	-	81,308	74,711
Depreciation of social housing	1,429,867	1,525	1,431,392	1,435,833
<b>Operating Expenditure for Social Letting Activities</b>	<b>5,568,961</b>	<b>7,611</b>	<b>5,576,572</b>	<b>5,252,481</b>
<b>Operating Surplus for Social Lettings 2025</b>	<b>783,795</b>	<b>-</b>	<b>783,795</b>	
<b>Operating Surplus for Social Lettings 2024</b>	<b>785,292</b>	<b>-</b>	<b>-</b>	<b>785,292</b>

There is no other accommodation except for general needs and shared ownership housing.

The amount of service charges receivable on housing accommodation not eligible for Housing Benefit was £nil (2024 - £nil).

Included in depreciation of social housing is £920 (2024 - £10,380) relating to the loss on disposal of components.

CASSILTOUN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

5b – Particulars of turnover, operating expenditure and operating surplus or deficit from other activities

Association	Grants from Scottish Ministers £	Other revenue grants £	Supporting people income £	Other Income £	Total Turnover £	Operating expenditure – bad debts £	Other operating expenditure £	Operating surplus / (deficit) 2025 £	Operating surplus / (deficit) 2024 £
Wider role activities	-	187,762	-	-	187,762	-	209,467	(21,705)	22,940
Factoring	-	-	-	67,416	67,416	-	87,448	(20,032)	3,277
Development and construction of property activities	-	-	-	-	-	-	-	-	-
Management services to subsidiaries	-	-	-	24,569	24,569	-	24,569	-	-
Other income – donations	-	-	-	-	-	-	-	-	1,154
Other income – sundry	-	-	-	253	253	-	-	253	26,522
Repair recharges to tenants	-	-	-	786	786	-	-	786	766
<b>Total from other activities 2025</b>	<b>-</b>	<b>187,762</b>	<b>-</b>	<b>93,024</b>	<b>280,786</b>	<b>-</b>	<b>321,484</b>	<b>(40,698)</b>	
<b>Total from other activities 2024</b>	<b>-</b>	<b>170,114</b>	<b>-</b>	<b>142,583</b>	<b>312,697</b>	<b>-</b>	<b>(258,038)</b>	<b>-</b>	<b>54,659</b>

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**6. Directors' emoluments – Group and Association**

The Directors are defined as the members of the Board of Management, the Chief Executive and any other person reporting directly to the Chief Executive or the Board of Management. No emoluments were paid to any member of the Board of Management during the year.

The Association considers key management personnel to be the Board of Management and the Executive Management Team, consisting of the Chief Executive, the Director of Operations, the Head of Corporate, HR & Finance and in the current year, the Head of Asset Management.

	2025 £	2024 £
Emoluments of Chief Executive (excluding pension contributions)	<u>97,180</u>	<u>91,519</u>

The Chief Executive is an ordinary member of the Association's SHAPs pension scheme described in Note 21. No enhanced or special terms apply to membership, and she has no other pension arrangements to which the Association contributes. The Association's contributions for the Chief Executive in the year amounted to £ (2024 - £18,444).

	2025 £	2024 £
Emoluments of key management personnel (excluding pension contributions)	<u>322,089</u>	<u>235,481</u>
Aggregate pensions payable to key management personnel (excluding past service deficit contributions)	<u>53,160</u>	<u>55,446</u>
Employers NI paid in respect of key management personnel	<u>39,394</u>	<u>28,723</u>

	2025 £	2024 £
Total expenses reimbursed insofar as not chargeable to UK income tax	<u>-</u>	<u>-</u>

<i>Total Emoluments</i>	2025 Number	2024 Number
£60,001 - £70,000	1	1
£70,001 - £80,000	2	1
£80,001 - £90,000	-	-
£90,001 - £100,000	1	1

No (2024 - no) other staff had emoluments (excluding pension contributions) that exceeded £60,000.

**7. Employee information**

**Group**

	2025 Number	2024 Number
The average number of full-time equivalent employees during the year was:		
Administration and maintenance (Association)	29.1	30.4
Nursery staff	15.8	17.8
	<u>44.9</u>	<u>48.2</u>

# CASSILTOUN HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

### 7. Employee information (continued)

Group	2025 £	2024 £
Staff costs were:		
Wages and Salaries	1,598,558	1,520,388
Social Security Costs	146,267	135,472
Pension Costs	180,349	158,489
Defined benefit pension - staff service cost – Strathclyde Scheme	-	-
Defined benefit pension - staff service cost – SHAPS	(26,000)	(26,000)
Agency staff costs	7,605	19,399
	<u>1,906,779</u>	<u>1,807,748</u>

Association	2025 Number	2024 Number
The average number of full-time equivalent employees during the year was:		
Administration and maintenance	29.1	30.4

	2025 £	2024 £
Staff costs were:		
Wages and Salaries	1,179,092	1,151,719
Social Security Costs	122,969	115,643
Pension Contributions	167,776	146,731
Defined benefit pension - staff service cost – Strathclyde Scheme	-	-
Defined benefit pension - staff service cost – SHAPS	(26,000)	(26,000)
Agency staff costs	1,945	5,880
	<u>1,445,782</u>	<u>1,393,973</u>

### 8. Operating surplus

Group	2025 £	2024 £
Operating surplus is stated after charging: -		
Depreciation - Tangible Owned Fixed Assets	1,494,166	1,491,022
Depreciation - Loss on disposal of components	920	10,380
Auditor's Remuneration - Audit Services (exc VAT)	31,140	28,600
- Other Services (exc VAT)	5,514	3,886
	<u>1,531,740</u>	<u>1,533,888</u>

Association	2025 £	2024 £
Operating surplus is stated after charging: -		
Depreciation - Tangible Owned Fixed Assets	1,478,602	1,475,576
Depreciation - Loss on disposal of components	920	10,380
Auditor's Remuneration - Audit Services (exc VAT)	17,760	17,500
- Other Services (exc VAT)	1,254	1,840
	<u>1,508,536</u>	<u>1,505,296</u>

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**9a. Interest receivable**

<b>Group and Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Bank interest including on deposits	<b><u>171,932</u></b>	<b><u>137,757</u></b>

**9b. Interest payable**

<b>Group and Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
On bank loans and overdrafts	<b>568,860</b>	<b>610,479</b>
SHAPS defined benefit pension scheme – interest income (Note 21)	<b>20,000</b>	<b>6,000</b>
Strathclyde Pension Fund defined benefit pension scheme – interest expense (Note 22)	<b>-</b>	<b>-</b>
	<b><u>588,860</u></b>	<b><u>616,479</u></b>

**10. Taxation**

The Association was granted charitable status with effect from 18 May 2004 and no tax now arises on its charitable activities. No corporation tax is due on the Association's other activities (2024 - *£nil*). Both subsidiaries are charities and thus no tax is due in respect of their activities (2024 - *£nil*).



CASSILTOUN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

11. Tangible fixed assets

(a) Housing Properties Group and Association	Housing Properties Held for Letting £	Housing Properties Under Construction £	Completed Shared Ownership Properties £	Total £
<b>Cost</b>				
At 1 April 2024	62,594,603	384,040	112,068	63,090,711
Additions during year				
Property	-	-	-	-
Components	126,924	-	-	126,924
Disposals during year				
Property	-	-	-	-
Components	(24,182)	-	-	(24,182)
Transfers	17,000	-	(17,000)	-
At 31 March 2025	<u>62,714,345</u>	<u>384,040</u>	<u>95,068</u>	<u>63,193,453</u>
<b>Depreciation</b>				
At 1 April 2024	21,345,729	-	40,887	21,386,616
Charge for year	1,428,947	-	1,525	1,430,472
On disposals during year				
Property	-	-	-	-
Components	(23,262)	-	-	(23,262)
Transfers	4,589	-	(4,589)	-
At 31 March 2025	<u>22,756,003</u>	<u>-</u>	<u>37,823</u>	<u>22,793,826</u>
<b>Net Book Value</b>				
As at 31 March 2025	<u>39,958,342</u>	<u>384,040</u>	<u>57,245</u>	<u>40,399,627</u>
As at 31 March 2024	<u>41,248,874</u>	<u>384,040</u>	<u>71,181</u>	<u>41,704,095</u>

Additions to housing properties during the year includes no capitalised interest (2024 - £nil) and no capitalised administration costs (2024 - £nil). All housing properties are freehold.

The Association would not be able to sell its properties without the repayment of Government Capital Grants.

CASSILTOUN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

11. Tangible fixed assets

(b) Other Fixed Assets

Group	Freehold Property	I.T. Equipment	Furniture	Fixtures & Fittings	Vehicles	Assets Under Construction	Total
	£	£	£	£	£	£	£
<b>Cost</b>							
At 1 April 2024	470,000	205,775	71,031	152,729	56,625	-	956,160
Additions	-	12,449	1,827	-	15,940	48,000	78,216
Disposals	-	-	-	-	-	-	-
At 31 March 2025	470,000	218,224	72,858	152,729	72,565	48,000	1,034,376
<b>Depreciation</b>							
At 1 April 2024	94,000	175,151	37,793	141,830	18,985	-	467,759
Charge for year	9,400	15,723	6,526	3,449	28,596	-	63,694
Removed on disposal	-	-	-	-	-	-	-
At 31 March 2025	103,400	190,874	44,319	145,279	47,581	-	531,453
<b>Net Book Values</b>							
At 31 March 2025	366,600	27,350	28,539	7,450	24,984	48,000	502,923
At 31 March 2024	376,000	30,624	33,238	10,899	37,640	-	488,401

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**11. Tangible fixed assets (continued)**

**(b) Other Fixed Assets**

<b>Association</b>	<b>I.T. Equipment £</b>	<b>Furniture £</b>	<b>Fixtures &amp; Fittings £</b>	<b>Vehicles £</b>	<b>Total £</b>
<b>Cost</b>					
At 1 April 2024	197,501	26,447	136,660	56,625	417,233
Additions	12,449	-	-	15,940	28,389
Disposals	-	-	-	-	-
At 31 March 2025	<u>209,950</u>	<u>26,447</u>	<u>136,660</u>	<u>72,565</u>	<u>445,622</u>
<b>Depreciation</b>					
At 1 April 2024	168,285	15,138	131,034	18,985	333,442
Charge for year	15,010	2,827	1,698	28,595	48,130
Disposals	-	-	-	-	-
At 31 March 2025	<u>183,295</u>	<u>17,965</u>	<u>132,732</u>	<u>47,580</u>	<u>381,572</u>
<b>Net Book Value</b>					
At 31 March 2025	<u>26,655</u>	<u>8,482</u>	<u>3,928</u>	<u>24,985</u>	<u>64,050</u>
At 31 March 2024	<u>29,216</u>	<u>11,309</u>	<u>5,626</u>	<u>37,640</u>	<u>83,791</u>

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**12. Housing stock**

<b>Group and Association</b>	<b>2025</b>	<b>2024</b>
Number of units of accommodation in management at the year end:	<b>Number</b>	<b>Number</b>
General Needs - New Build & Buchanan Lodge	<b>346</b>	<b>346</b>
- Rehabilitation	<b>771</b>	<b>771</b>
Shared Ownership	<b>2</b>	<b>2</b>
	<b>1,119</b>	<b>1,119</b>

Buchanan Lodge is a 40-bed space unit leased by the Association to Talbot Association. The rental income is included with general needs income in note 5. The rental income for 2024/25 was £157,440. The property lease is now a rolling 12-month lease with a 6-month notice period. The expected rental income for 2025/26 is £165,784.

**13. Investments**

<b>Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
At 1 April	<b>67,296</b>	<b>67,296</b>
Impairment	<b>-</b>	<b>-</b>
At 31 March	<b>67,296</b>	<b>67,296</b>

This represents the Association's investment in Cassiltoun Trust.

**14. Debtors - Amounts receivable within one year**

<b>Group</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Arrears of rent and service charges	<b>211,312</b>	<b>272,510</b>
Less: bad debt provision	<b>(135,836)</b>	<b>(74,826)</b>
	<b>75,476</b>	<b>197,684</b>
Trade Debtors	<b>4,165</b>	<b>6,859</b>
Prepayments and accrued income	<b>109,743</b>	<b>210,013</b>
Other debtors	<b>(4,824)</b>	<b>7,169</b>
	<b>184,560</b>	<b>421,725</b>

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**14. Debtors - Amounts receivable within one year (continued)**

<b>Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Arrears of rent and service charges	<b>211,312</b>	272,510
Less: bad debt provision	<b>(135,836)</b>	(74,826)
	<b>75,476</b>	197,684
Prepayments and accrued income	<b>118,507</b>	218,096
Amounts owed by group undertakings	<b>44,623</b>	7,440
Other debtors	<b>(5,100)</b>	2,188
	<b>233,506</b>	425,408

**15a. Current asset investments – Group and Association**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Deposits (> 30 days' notice)	<b>3,183,769</b>	3,012,765

**15b. Cash and cash equivalents**

<b>Group</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Balances with banks and cash on hand	<b>806,210</b>	656,314
Cash equivalents (deposit < 30 days' notice)	<b>2,109,355</b>	1,532,006
	<b>2,915,565</b>	2,188,320
<b>Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Balances with banks and cash on hand	<b>98,480</b>	72,614
Cash equivalents (deposits < 30 days' notice)	<b>2,109,355</b>	1,532,006
	<b>2,207,835</b>	1,604,620

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**16. Creditors - Amounts falling due within one year**

<b>Group</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Bank loans (note 17)	466,988	497,520
Trade creditors	183,055	193,567
Other taxation and social security	38,889	31,750
Accruals and deferred income	327,543	267,636
Rent in advance	369,364	290,542
Deferred capital grant (note 18)	656,392	660,151
Retention creditor	4,137	4,137
Other creditors	319,915	324,555
	<u>2,366,283</u>	<u>2,269,858</u>

Pension contributions of £21,115 were outstanding at the year-end (2024 - £20,240).

<b>Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Bank loans (note 17)	466,988	497,520
Trade creditors	223,922	181,879
Other taxation and social security	33,832	26,479
Accruals and deferred income	180,325	201,073
Rent in advance	369,364	290,542
Deferred capital grant (note 18)	656,392	660,151
Retention creditor	4,137	4,137
Other creditors	318,172	321,827
	<u>2,253,132</u>	<u>2,183,608</u>

Pension contributions of £19,362 were outstanding at the year-end (2024 - £17,513).

**17. Creditors - Amounts falling due after more than one year**

<b>Group and Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Bank loans	8,509,345	8,988,291
Deferred capital grants (note 18)	25,035,066	25,687,699
	<u>33,544,411</u>	<u>34,675,990</u>

# CASSILTOUN HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

#### 17. Creditors - Amounts falling due after more than one year (continued)

Housing Loans are secured on specific charges on the Housing Association's housing properties, including reserved rights of set off) and are repayable at rates of interest of Base +1.75%, Sonia + 0.45%, Sonia +0.575%, Base + CAS+1%, fixed at 5.28% and fixed at 5.835%.

The net book value of housing properties secured at the year-end was £16,566,194 (2024- £15,209,925). These are over Barclays, Nationwide and CAF banks.

	2025	2024
	£	£
Within one year	466,988	497,520
Between one and two years	532,642	476,236
Between two and five years	1,466,119	1,420,813
In five years or more	6,510,584	7,091,242
	<u>8,976,333</u>	<u>9,485,811</u>
<b>Less:</b> Amount shown in current liabilities	<u>(466,988)</u>	<u>(497,520)</u>
	<u>8,509,345</u>	<u>8,988,291</u>

#### 18. Deferred capital grants – Group and Association

	2025	2024
	£	£
Deferred capital grants at 1 April	26,347,851	27,008,002
Grants received in year	-	-
Released to income in the year	(656,393)	(660,151)
Released to gain on disposal of property, plant, and equipment	-	-
Transferred to creditors	-	-
	<u>25,691,458</u>	<u>26,347,851</u>
Deferred capital grants at 31 March		
Liability split as:		
< 1 year	656,392	660,151
1 – 2 years	656,392	660,151
2 – 5 years	1,969,176	1,980,454
> 5 years	22,409,498	23,047,095
	<u>25,691,458</u>	<u>26,347,851</u>

#### 19. Share Capital

	2025	2024
	£	£
Shares of £1 each fully paid and issued as at 1 April	171	178
Shares issued in year	12	13
Shares cancelled in year	(18)	(20)
	<u>165</u>	<u>171</u>
As at 31 March 2025		

#### Reserves

##### Revenue Reserve

The revenue reserve includes all current and prior year retained surpluses or deficits and transfers to/from the restricted reserve.

##### Restricted Reserve

Funds received from 3<sup>rd</sup> party funders which are for specific activities and are therefore restricted.

CASSILTOUN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

20. Net Cash Flow from Operating Activities – Group

	2025 £	2024 £
Surplus for the year	412,298	407,534
<u>Adjustments for non-cash items:</u>		
Carrying amount of tangible fixed asset disposals	-	-
Depreciation of tangible fixed assets (including loss on disposal of components)	1,495,086	1,485,462
SHAPS defined benefit pension liability	(6,000)	(20,000)
Strathclyde Pension Scheme pension liability	-	-
Decrease / (increase) in debtors	237,165	(104,985)
Increase / (decrease) in creditors	130,717	(292,826)
Shares cancelled in the year	(18)	(20)
<u>Adjustments for investing and financing activities:</u>		
Proceeds from sale of tangible fixed assets	-	-
Interest payable	568,860	610,479
Interest received	(171,932)	(137,757)
Release of deferred Government capital grant	(656,393)	(660,151)
<b>Net cash generated from operating activities</b>	<b>2,009,783</b>	<b>1,287,736</b>

Net Cash Flow from Operating Activities – Association

	2025 £	2024 £
Surplus for the year	326,169	361,229
<u>Adjustments for non-cash items:</u>		
Carrying amount of tangible fixed asset disposals	-	-
Depreciation of tangible fixed assets (including loss on disposal of components)	1,479,522	1,470,016
SHAPS defined benefit pension liability	(6,000)	(20,000)
Strathclyde Pension Scheme pension liability	-	-
Decrease / (increase) in debtors	191,902	(110,796)
Increase / (decrease) in creditors	103,816	(253,496)
Shares cancelled in the year	(18)	(20)
<u>Adjustments for investing and financing activities:</u>		
Proceeds from sale of tangible fixed assets	-	-
Interest payable	568,860	610,479
Interest received	(171,932)	(137,757)
Release of deferred Government capital grant	(656,393)	(660,151)
<b>Net cash generated from operating activities</b>	<b>1,835,926</b>	<b>1,259,504</b>



## CASSILTOUN HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

#### FOR THE YEAR ENDED 31 MARCH 2025

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#### 21. Scottish Housing Association Pension Scheme

##### General

The Association 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 Accounting 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 2018. This valuation revealed a deficit of £121m. A Recovery Plan has been put in place to eliminate the deficit which will run to either September 2025 or March 2025 (depending on the funding levels) for the majority of employers, although certain employers have different arrangements.

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

The Association accounts for the Scheme as a defined benefit scheme.

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

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

In accordance with FRS 102 section 28, the operating and financing costs of pension and post retirement schemes (determined by TPT) are recognised separately in the Statement of Comprehensive Income. Service costs are systematically spread over the service lives of the employees and financing costs are recognised in the period in which they arise. The difference between actual and expected returns on assets during the year, including changes in the actuarial assumptions, is recognised in Other Comprehensive Income.

Cassiltoun Housing Association Limited has elected to continue to offer the final salary with a 1/60th accrual rate benefit structure for existing members as at 1 April 2017 and also offer a Defined Contribution scheme to new employees. During the accounting period the Housing Association effectively paid contributions at the rate of 20.5% (excluding the past service deficit) of pensionable salaries in respect of the defined benefit structure. Member contributions were 12.3%. There was an additional annual employer past service deficit contribution of £nil made in the year ended 31 March 2025 (2024 - £83,877). The employee contribution rate under the Defined Contribution Scheme can be 3%, 4% or 5% with the employer's contribution rate being double the employee's chosen rate. Employees can opt to pay these contributions via salary sacrifice.

As at the Statement of Financial Position date there were 3 active members of the Defined Benefit Scheme and 22 active members of the Defined Contributions Scheme employed by the Association.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**21. Scottish Housing Association Pension Scheme (continued)**

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

	<b>31 March 2025 £'000</b>	<b>31 March 2024 £'000</b>
Fair value of plan assets	2,961	3,184
Present value of defined benefit obligations	(3,345)	(3,609)
<b>Defined benefit (liability) / asset to be recognised</b>	<b>(384)</b>	<b>(425)</b>

**Reconciliation of opening and closing balances of the defined benefit obligation**

	<b>Year ended 31 March 2025 £'000</b>	<b>Year ended 31 March 2024 £'000</b>
Defined benefit obligation at start of period	(3,609)	(3,480)
Current service cost	(20)	(17)
Expenses	(6)	(5)
Interest cost	(175)	(168)
Contribution by plan participants	(28)	(25)
Actuarial losses due to scheme experience	(121)	(92)
Actuarial gains/ (losses) due to changes in demographic assumptions	-	24
Actuarial gains due to changes in financial assumptions	485	29
Benefits paid and expenses	129	125
<b>Defined benefit obligation at the end of the period</b>	<b>(3,345)</b>	<b>(3,609)</b>

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**21. Scottish Housing Association Pension Scheme (continued)**

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

	<b>Year ended 31 March 2025 £'000</b>	<b>Year ended 31 March 2024 £'000</b>
Fair value of plan assets at start of the period	3,184	3,350
Interest income	155	162
Experience on plan assets (excluding amounts included in interest income)	(329)	(276)
Contributions by the employer	52	48
Contributions by participants	28	25
Benefits paid and expenses	(129)	(125)
<b>Fair value of plan assets at end of period</b>	<b>2,961</b>	<b>3,184</b>

**Defined benefit costs recognised in Statement of Comprehensive Income**

	<b>Year ended 31 March 2025 £'000</b>	<b>Year ended 31 March 2024 £'000</b>
Current service cost	20	17
Contributions	(52)	(48)
Admin expenses	6	5
Net interest expense	20	6
<b>Defined benefit (credit) recognised in Statement of Comprehensive Income</b>	<b>(6)</b>	<b>(20)</b>

	<b>Year ended 31 March 2025 £'000</b>	<b>Year ended 31 March 2024 £'000</b>
Experience on plan assets (excluding amounts included in net interest cost – (loss))	(329)	(276)
Experience gains and losses arising on the plan liabilities – (loss)	(121)	(92)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain	-	24
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain	485	29
<b>Total amount recognised in other comprehensive income – gain /(loss)</b>	<b>35</b>	<b>(315)</b>

CASSILTOUN HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

21. Scottish Housing Association Pension Scheme (continued)

Fund allocation for employer's calculated share of assets

	31 March 2025 £'000	31 March 2024 £'000
Global Equity	343	366
Absolute Return	-	143
Distressed Opportunities	-	117
Credit Relative Value	-	112
Alternative Risk Premia	-	115
Liquid Alternatives	545	-
Emerging Markets Debt	-	56
Risk Sharing	-	191
Insurance-Linked Securities	11	20
Property	147	135
Infrastructure	1	305
Private Debt	3	3
Real Assets	353	-
Opportunistic Illiquid Credit	-	128
High Yield	-	127
Private Credit	369	-
Credit	126	-
Investment Grade Credit	135	-
Opportunistic Credit	-	1
Cash	-	-
Corporate Bond Fund	16	82
Liquid Credit	-	-
Long Lease Property	-	-
Secured Income	1	24
Over 15 Year Gilts	68	106
Liability Driven Investment	834	1,150
Currency Hedging	5	(1)
Net Current Assets	4	4
<b>Total Assets</b>	<b>2,961</b>	<b>3,184</b>

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

Assumptions as at	31 March 2025 % Per annum	31 March 2024 % Per annum
Discount rate	5.87%	4.91%
Inflation (RPI)	3.08%	3.14%
Inflation (CPI)	2.80%	2.78%
Salary growth	3.80%	3.78%
Allowance for commutation of pension for cash at retirement	75%	75%
	of maximum allowance	of maximum allowance

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**21. Scottish Housing Association Pension Scheme (continued)**

**Fund allocation for employer's calculated share of assets**

	<b>As at 31 March 2025 % per annum</b>	<b>As at 31 March 2024 % per annum</b>
Revaluation in deferment RPI 5%	3.08	3.14
Revaluation in deferment RPI 2.5%	2.50	2.50
Revaluation in deferment CPI 5%	2.80	2.78
Revaluation in deferment CPI 2.5%	2.50	2.50
Care in deferment RPI 5%	2.97	3.02
Care in deferment CPI 5%	2.74	2.72
Care in deferment CPI 2.5%	1.97	1.96
Pension increase in payment RPI	3.11	3.17
Pension increase in payment RPI 5%	2.97	3.02
Pension increase in payment RPI 3%	2.35	2.38
Pension increase in payment RPI 2.5%	2.06	2.08
Pension increase in payment RPI 5% min 3%	3.62	3.65
Pension increase in payment CPI	2.84	2.82
Pension increase in payment CPI 5%	2.74	2.72
Pension increase in payment CPI 3%	2.22	2.21
Pension increase in payment CPI 2.5%	1.97	1.96
Pension increase in payment CPI 5% min 3%	3.52	3.51

All other assumptions have been set in accordance with the statement of funding principles. No allowance has been made for members transferring benefits out of the scheme in future.

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

	<b>2025 Life expectancy at age 65 (years)</b>	<b>2024 Life expectancy at age 65 (years)</b>
Male retiring in 2025	20.2	20.2
Female retiring in 2025	22.7	22.7
Male retiring in 2042	21.5	21.4
Female retiring in 2042	24.2	24.1

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

**CASSILTOUN HOUSING ASSOCIATION LIMITED****NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 MARCH 2025****21. Scottish Housing Association Pension Scheme (continued)****Member data summary****Active members**

	Number	Total earnings (£'000s p.a.)	Average age (unweighted)
Males	1	69	43
Females	2	162	55
<b>Total</b>	<b>3</b>	<b>231</b>	<b>51</b>

**Deferred members**

	Number	Deferred pensions (£'000s p.a.)	Average age (unweighted)
Males	3	33	52
Females	2	10	58
<b>Total</b>	<b>5</b>	<b>43</b>	<b>55</b>

**Pensioners**

	Number	Pensions (£'000s p.a.)	Average age (unweighted)
Males	6	89	67
Females	4	40	75
<b>Total</b>	<b>10</b>	<b>129</b>	<b>70</b>

**Employers' debt on withdrawal**

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

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

The Association has been notified by TPT of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2024. As of this date the estimated employer debt for the Association was £1,062,895

## **CASSILTOUN HOUSING ASSOCIATION LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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#### **21. Scottish Housing Association Pension Scheme (continued)**

##### **Contingent liability – Scheme benefit review**

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

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

Should the Court decide that the historic benefit changes need to be applied differently, then some member benefits would need to be increased, which would increase the value placed on Scheme liabilities. No allowance

##### **GMP equalisation**

Guaranteed Minimum Pension (GMP) is the minimum pension which an occupational pension scheme in the UK has to provide for those employees who were contracted out of the State Earnings-Related Pension Scheme (SERPS).

Both pension scheme members and sponsoring employers paid lower National Insurance contributions at the time of accrual given the lower benefits being accrued for the member by the state.

Women can currently receive their GMP benefits at age 60 compared to age 65 for men. GMP also accrued at a faster rate for women than men. Historically some defined benefit schemes had different retirement ages for men and women. Therefore, schemes are required to "equalise" pension ages and overall benefit scales between males and females. The Scheme actuary is therefore required to estimate the impact of GMP and include an allowance for the increase in calculated liabilities.

#### **22. Strathclyde Pension Scheme**

Cassiltoun Housing Association Limited participates in the Strathclyde Pension Fund which is a statutory multi-employer defined benefit scheme. It is administered by Glasgow City Council in accordance with the Local Government Pension Scheme (Scotland) Regulations 1998, as amended.

From 1 April 2015, the Scheme changed from a final salary 1/60th accrual scheme to a CARE 1/45th accrual scheme.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**22. Strathclyde Pension Scheme (continued)**

The main financial assumptions used by the Council's Actuary, Hymans Robertson, in their calculations are as follows:

<b>Assumptions as at</b>	<b>31 March 2025</b>	<b>31 March 2024</b>
Pension increases	2.75%	2.75%
Salary increases	3.45%	3.45%
Discount rate	5.8%	4.85%

The average future life expectancies at age 65 are summarised below:

<b>Mortality</b>	<b>2024 Males</b>	<b>2024 Females</b>
Current Pensioners	19.8 years	22.5 years
Future Pensioners	19.3 years	25 years

<b>Mortality</b>	<b>2025 Males</b>	<b>2025 Females</b>
Current Pensioners	19.7 years	22.5 years
Future Pensioners	19.2 years	24.9 years

The sensitivities regarding the principal assumptions used to measure the scheme liabilities are set out below:

<b>Sensitivity Analysis</b>	<b>Approximate % increase to Employer Liability</b>	<b>Approximate Monetary amount (£000)</b>
0.1% decrease in Real Discount Rate	2%	33
1 year increase in member life expectancy	4%	58
0.1% increase in the Salary Increase Rate	0%	5
0.1% increase in the Pension Increase Rate (CPI)	2%	29

The table below compares the present value of the scheme liabilities, based on the Actuary's assumptions, with the estimated employer assets.

	<b>31 March 2025 £000</b>	<b>31 March 2024 £000</b>
Net Pension Liability as at		
Estimated Employer Assets (A)	1,794	1,922
Present Value of Scheme Liabilities	(1,622)	(1,622)
Present Value of Unfunded Liabilities	-	-
Total Value of Liabilities (B)	(1,622)	(1,622)
Net Pension Asset / (Liability) (A) – (B)	172	300



**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**22. Strathclyde Pension Scheme (continued)**

Analysis of the amount charged to operating profit:

	<b>Year to 31 March 2025 £'000</b>	<b>Year to 31 March 2024 £'000</b>
Service cost	-	-
Contributions	-	-
Past service cost	-	-
Curtailment and settlements	-	-
Decrease in irrecoverable surplus	-	-
	<u>-</u>	<u>-</u>
Total operating charge	<u>-</u>	<u>-</u>
Net Interest cost	<u>-</u>	<u>-</u>

Analysis of the amount recognised in the Statement of Other Comprehensive Income:

	<b>Year to 31 March 2025 £ 000</b>	<b>Year to 31 March 2024 £ 000</b>
Actuarial gain recognised as other comprehensive income	<u>128</u>	<u>300</u>

Movement in pension during the year

	<b>Year to 31 March 2025 £ 000</b>	<b>Year to 31 March 2024 £ 000</b>
Asset (capped) in scheme at beginning of year	300	-
Current service cost	-	-
Employer contributions	-	-
Other income	-	-
Other outgoings (e.g. expenses, etc.)	-	-
Past service costs	-	-
Impact of settlements and curtailments	-	-
Net interest cost	-	-
Actuarial gain / (loss)	128	300
	<u>172</u>	<u>300</u>
Asset/(deficit) at end of year	<u>172</u>	<u>300</u>

Employer contributions for the year ended 31 March 2026 are expected to be £12,000.

As at the Statement of Financial Position date there were 3 active members, 1 deferred pensioner member and 1 pensioner member of the Defined Benefit Scheme.

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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#### 22. Strathclyde Pension Scheme (continued)

##### GMP equalisation

Guaranteed Minimum Pension (GMP) is the minimum pension which an occupational pension scheme in the UK has to provide for those employees who were contracted out of the State Earnings-Related Pension Scheme (SERPS).

Both pension scheme members and sponsoring employers paid lower National Insurance contributions at the time of accrual given the lower benefits being accrued for the member by the state.

Women can currently receive their GMP benefits at age 60 compared to age 65 for men. GMP also accrued at a faster rate for women than men. Historically some defined benefit schemes had different retirement ages for men and women. Therefore, schemes are required to "equalise" pension ages and overall benefit scales between males and females. The Scheme actuary is therefore required to estimate the impact of GMP and include an allowance for the increase in calculated liabilities.

#### 23. Related party transactions

##### Board members

The Association has members of the Board of Management who are also tenants. The total rent charged in the year relating to those Board of Management members was £15,795 (2024 - £20,494). The total rent arrears relating to tenant Board of Management members included within debtors at the year-end was £nil (2024 - £nil). The total prepaid rent relating to tenant Board of Management members included within creditors at the year-end was £1,306 (2024 - £1,943)

##### Cassiltoun Trust

Cassiltoun Housing Association Limited is the parent of Cassiltoun Trust.

During the year management fees totalling £9,173 + VAT a total of £11,008 (2024 - £10,997 total) were charged from the Association to the Trust.

Annual rental of £66,033 (2024: £67,478) was paid to Cassiltoun Trust by Cassiltoun Housing Association Limited during the year. For 2025/26 the annual rent is £67,683.

Cassiltoun Trust recharged Cassiltoun Housing Association Limited for energy costs of £42,247 (2024: £6,000), rates of £6,206 (2024: £nil) and alarm fees of £8,323 (2024: £nil). £8,323 (2024: £nil) is included in accruals of the Association and accrued income of Cassiltoun Trust at the year end.

The Association recharged £18,808 (2024: £nil) of project costs incurred on behalf of the Trust. At the year end, the Trust owed the Association £21,121 (2024: £7,440).

The Association recharged £nil (2024: £7,440) of cleaning costs it incurred on behalf of the Trust.

## CASSILTOUN HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

#### FOR THE YEAR ENDED 31 MARCH 2025

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#### 23. Related party transactions (continued)

##### Cassiltoun Stables Nursery Limited

Cassiltoun Housing Association Limited is the parent of Cassiltoun Stables Nursery Limited.

Management fees totalling £15,396 + VAT a total of £18,475 (2024 - £17,429 total) were payable to the Association. At the year end, £nil (2024: £nil) was due to Cassiltoun Housing Association Limited in respect of this.

Annual rental of £66,033 (2024: £67,478) was paid to Cassiltoun Trust by Cassiltoun Stables Nursery Limited during the year. For 2025/26, the annual rent is £67,683.

Cassiltoun Trust recharged Cassiltoun Stables Nursery Limited for energy costs of £21,124 (2024: £6,000), rates of £3,103 (2024: £nil) and alarm fees of £4,162 (2024: £nil). £4,162 (2024: £nil) is included in accruals of Cassiltoun Stables Nursery Limited and accrued income of Cassiltoun Trust at the year end.

#### 24. Contingent liabilities

Capital Government Grants allocated to components are amortised over the useful life of the structure and recognised in the Statement of Comprehensive Income. In the event the Association sells a housing unit it may be liable to pay back to the Scottish Government or Glasgow City Council any Capital Government Grant receivable in the construction of the housing units.

There is also a contingent liability in relation to the Scottish Housing Association Pension Scheme and this has been fully detailed in Note 21.

#### 25. Revenue commitments

At 31 March future minimum lease payments under non-cancellable operating leases were as follows:

Association	Office space 2025 £	Office space 2024 £
Operating leases payable:		
Not later than one year	67,683	66,032
Later than one year and not later than five years	270,733	264,178
Greater than five years	271,289	330,160
	<u>609,705</u>	<u>660,370</u>

The office space revenue commitment is in respect of five rooms leased from Cassiltoun Trust.

**CASSILTOUN HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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<b>26. Capital Commitments – Group and Association</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Contracted for but not provided in these accounts	-	-
This is to be funded by:		
HAG	-	-
Private Finance	-	-
Reserves	-	-
	<hr/>	<hr/>
	-	-
	<hr/>	<hr/>
Approved by the Board of Management but not contracted for	-	-
	<hr/>	<hr/>