

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

Registered Housing Association Number: XH 149
Charity Registration Number: SC028161
FCA Reference Number: 1800R (S)

LINTHOUSE HOUSING ASSOCIATION LIMITED

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**LINTHOUSE HOUSING ASSOCIATION LIMITED
THE MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2025**

MEMBERS OF THE MANAGEMENT COMMITTEE

Paul Phin	Chairperson
Colette Ness	Vice Chair
Frank Murphy	Joined – Oct 2024
Mary Ray	
David McGeoch	Resigned – May 2024
Susan Brown	
Graham Gillespie	
Heike Bley	
Fumni Fajemiseye	
Bill Pritchard	Resigned – Feb 2025
Barbara Wark	Resigned – Jun 2024
Chris McIlroy	Joined – Sept 2024; Resigned – Mar 2025
Ayla-Marie O’Ryan	Joined – Mar 2025

EXECUTIVE OFFICERS

Irene McFarlane

REGISTERED OFFICE

1 Cressy Street, Glasgow, G51 4RB

EXTERNAL AUDITOR

AAB Audit & Accountancy Ltd
Chartered Accountants
133 Finnieston Street
Glasgow
G3 8HB

INTERNAL AUDITORS

TIAA Ltd
West Regent Street
Glasgow
G2 2RQ

BANKERS

Bank of Scotland
816 Govan Road
Glasgow
G51 3UP

SOLICITORS

T C Young
7 West George Street
Glasgow
G2 1BA

Harper Macleod LLP
The Ca'd'oro,
45 Gordon Street,
Glasgow, G1 3PE

Strefford Tulips
118 Cadzow
Street
Hamilton
ML3 6HP

LINTHOUSE HOUSING ASSOCIATION LIMITED REPORT FROM THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2025

The Management Committee presents their report and the audited Financial Statements for the year ended 31 March 2025.

Legal Status

Lighthouse Housing Association is a registered, non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No. 1800R (S) and the Housing (Scotland) Act 2010. The Association is governed under its Rule Book. The Association is a Registered Scottish Charity with the charity number SCO28161. It operates under the 2020 version of the SFHA Charitable Model Rules.

Principal Activity

The principal activity of Lighthouse Housing Association is to provide relief to those in need due to age, ill health, disability, financial hardship, or other disadvantages, through the provision, construction, improvement, and management of land and accommodation, as well as the provision of care.

Strategic Aims and Objectives

Lighthouse Housing Association's Business Plan spans the period from 2024 to 2029 and outlines the organisation's direction. This key strategic document communicates the Association's vision, values, and strategic objectives, providing a framework for implementing the plan.

The objectives were reviewed and reaffirmed and are shown below:

- Objective 1 - Deliver investment required to our existing housing stock, detailed in our Asset Management Strategy, as this is our tenants' top priority.
- Objective 2 - Pursue a growth strategy by developing new homes and acquiring existing vacant homes to address local and citywide housing needs, to contribute to community regeneration.
- Objective 3 - Deliver customer priorities for wider role and support services in partnership with others and by direct provision where this contributes to community and organisational sustainability.
- Objective 4 - Secure service delivery transformation by living our values to achieve our customer service standards, and improving our use of technology in all that we do.
- Objective 5 - Ensure LHA's financial position remains robust by striving for efficiencies, controlling costs, and closely matching investments' needs of existing and acquired stock to income to ensure LHA remains a community-controlled and valued asset.
- Objective 6 - Developing and delivering our Tenant Engagement Strategy to ensure LHA services and investment plans are well informed by customer views and priorities.
- Objective 7 - Developing our committee, leadership, and staff teams to be fit for current and future challenges.

Central to our vision is embedding a culture within the Association where our Management Committee and all staff will listen, hear, and act in the best interests of our customers and stakeholders. We will know we have achieved the desired cultural change when we consistently demonstrate that we have lived up to our core values in all our transactions with internal and external customers. Our core values are summed up in the acronym CHAT:

- **Customer Driven** - We are committed to providing a quality, customer-focused service that demonstrates value for money, delivered by professional and caring staff.
- **Honest** - Our Committee and staff team are all bound by clear Codes of Conduct to make sure we not only do our jobs openly, honestly and to the highest standards of probity, but that we manage and declare any real or perceived conflicts of interest.
- **Accountable** - Our Committee, as the governing body and our leadership team, will provide strong, strategic leadership and oversight, ensuring tenant and other service user interests are protected and at the forefront of all that we do.

LINTHOUSE HOUSING ASSOCIATION LIMITED

REPORT FROM THE MANAGEMENT COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2025

- **Transparent** - We will ensure that our actions are transparent and will publicise information on how we are performing, welcoming challenges and feedback to continuously improve the effectiveness and relevance of the service we provide.

Our Management Committee, supported by the Executive Team (ET), continues to drive a process of transformational change at the Association by working towards achieving the cultural change described above. The Executive Team and Senior Leadership Team (SLT) support the Management Committee in delivering the strategic objectives outlined in our ambitious business plan. Our Management Committee regularly reviews our staffing levels to ensure we have all the necessary staff and consultancy resources in place to effectively respond to changes in our operating environment, thereby securing our key business objectives and protecting the interests of both current and future tenants.

There are many examples of how the transformational changes led by our Management Committee in recent years have secured improvements at LHA for all our customers and stakeholders.

The table below reviews some of our key performance indicators included in the Annual Return on the Charter (ARC), which summarises customer satisfaction with our services. The COVID -19 health pandemic and the cost-of-living crisis adversely impacted our customer satisfaction levels. However, we are now seeing the highest levels of satisfaction that the Association has ever achieved to date.

Key Performance Indicator on Tenant Perception	24/25	23/24	22/23	22/21	20/21
Overall satisfaction with the services provided by LHA	94%	85%	73%	80%	91%
% Tenants who feel their landlord is good at keeping them informed about their services and decisions	98%	95%	79%	90%	93%
% Tenants are satisfied with the opportunities given to them to participate in our decision-making processes	98%	98%	76%	88%	97%
% Tenants are satisfied with the management of the neighbourhood they live in	94%	90%	68%	73%	85%
% Tenants who feel that the rent for their property represents good value for money	89%	83%	65%	71%	82%
% Tenants who had repair and maintenance carried out were satisfied with the service they received	90%	81%	77%	61%	78%

The Association is committed to collaborating with key strategic partners and other stakeholders. It will continue to leverage its resources to ensure that its objectives are delivered in a manner that aligns with its vision. During 24/25, the Committee set aside a small budget to develop key initiatives and strategic partnerships in the Govan area to attract grant funding to support our customers and the wider Govan community to address customer priorities for community support services.

Review of business and future developments

The critical, overarching actions outlined in our Business Plan focus on ensuring the organisation remains an efficient and effective modern social landlord, concentrating on delivering value -for-money services. The quality, performance, and delivery of our services are continually reviewed to ensure we meet the needs of both existing and future customers. We have increased customer satisfaction by accelerating investment in our existing housing stock to improve the quality of our tenants' homes and by building new homes or acquiring existing homes to meet housing needs. Building new homes and acquiring existing ones will address the need for more social housing in our area and improve the variety of house sizes and types available for social renting.

We continue to focus on transforming the customer experience of our service by fostering a culture of continuous improvement in the way customers interact with our service, and by reviewing the range of methods and times customers may access the services we deliver.

LINTHOUSE HOUSING ASSOCIATION LIMITED REPORT FROM THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2025

During 2024/25, we invested circa £2.2m on acquisitions (funded by grants of £1.7m) and a further £432k on replacing kitchens, bathrooms, windows and boilers/heating systems.

In 2024/25, we tendered contracts for major programmes of windows, doors and stonework (Phase 4 to Phase 7). This will improve the energy efficiency of a total of 750 pre 1919 tenanted properties, as well as helping a number of owners achieve funding for these improvements. These works will run on into 25/26 with a total cost of over £10m.

By November 2025, all of LHA's pre-1919 tenements will have good quality, energy-efficient double-glazed windows and doors. This is a significant milestone for the Associations as we will have completed most of our tenants' number one priority for investment. We also secured £3.7 million in Scottish Government Net Zero Grant towards these works, which will help us to keep the pressure off the rents.

The Association also spent a further £615k on potential new build developments and £130k on converting a commercial property into residential flats. These were assisted by grant funding of £596k.

Throughout 2024/25 we continued to deliver several critical cyclical maintenance and compliance contracts, including but not limited to: Gas Safety; Gutter Cleaning; Legionella Testing; Lift Servicing; Attic Fan Maintenance; Electrical Safety; and Fire Safety compliance through the continual upgrading of smoke alarms and heat detectors to meet our legal responsibility as a social landlord.

We completed the rent and service charge restructuring in 2019/20 to ensure a fairer rent setting system for our tenants. All rents were placed on their restructured rates by March 2024. The Association continuously monitors our long-term financial viability and reviewed our rent levels during 2024/25 to secure a clearer relationship with the investment required in the housing stock.

We completed our fifth Annual Assurance Statement for the Scottish Housing Regulator (SHR) in October 2024. We were assessed as compliant with the Regulatory Standards of Governance and Financial Management in March 2025.

Throughout 2024/25, the Association had to respond with agility to the economic impacts of high inflation, increased energy costs, and the cost-of-living crisis's impact on our tenants.

The Association was acutely aware of the risk of increased rent arrears because of the cost-of-living crisis. In March 2024, the total rent arrears were 5.16% of income, and in March 2025, they were 2.29%. The Association focuses on tenant support and maintains regular contact with tenants regarding changes in their circumstances and applications for Universal Credit.

Linthouse will continue to support its customers as far as possible during the cost-of-living crisis. In 2025/26, we will continue our partnership with others to offer a local community food larder and a food bank.

The Management Committee are kept closely and regularly informed on progress as we continue to make noteworthy progress in implementing the key objectives and actions in our Business Plan 2024/29.

Financial Review

In 24/25 the Association generated a surplus of £496k. This was an improvement on annual budget expectations and was assisted by a revaluation of commercial properties owned and by the annual pension fund update from The Pensions Trust. These two changes totalled £443k and are non-cash transactions.

The long-term projections for LHA were updated during the financial year following approval of grant support to assist the Phase 4-Phase 7 windows, doors and stonework programme. These projections also took account of works to the former 'Vital Spark' as well as a programme of stock acquisitions to help with the Glasgow City Council

LINTHOUSE HOUSING ASSOCIATION LIMITED REPORT FROM THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2025

housing emergency. Total costs for these planned works only is around £11m. Total capital investment in the year was £9.4m (including ongoing component replacement and initial new build costs) with grant towards these costs being £4.3m. Around £4.4m of the planned works shall be incurred in 25/26.

The scale of works being undertaken is extensive and cannot be funded from existing cash resources. During 24/25 the Association arranged further loan finance of £7.5m to support the large investment programme over the next few years.

Key Achievements in 2024/25

- Service Quality —tenant perception of service quality improved significantly during 2024/25, and all areas have improved on pre-COVID performance.
- Working in partnership with GCC to tackle the homelessness crisis in the city, LHA acquired 10 additional grant-funded units on the open market at a value of circa £2.2m
- Progressed the plans to develop 37 new homes on the site of the former care home at Davislea.
- Progressed the plans to convert the former public house, the Vital Spark, into two ground-floor flats.
- Continued investigating the feasibility of a significant development at Hardgate Road
- Secured competitive grant funds to accelerate the delivery of works to the pre-1919 tenements, which resulted in a circa £3.7 million grant contribution to these works.
- Secured funds from CAF bank lender for the balance of the cost of completing the works to the pre-1919 tenements of circa £7.5million.

Committee of Management and Executive Officer

The members of the Management Committee and the Chief Executive Officer are listed on page 1. Each member of the Management Committee holds one fully paid share of £1 in the Association. Members of the Management Committee are unpaid.

The governance structures are focused on our governing body, the Management Committee. The Management Committee met ten times in 24/25 to deal with the volume of business.

Further business was delegated to our subcommittee structure, with specific remits delegated and membership drawn from the Management Committee.

Our Audit and Assurance Sub Committee met 4 times during 24/25 to consider financial returns, quarterly management accounts and complete draft annual accounts. It oversaw our programme of internal audits by TTIA Ltd and regularly reviewed the Association's Risk Map and Annual Assurance - Continuous Review and Improvement Plan (AS-CRIP).

During 24/25, our Staffing Sub Committee met two times about staffing issues. Given that this Sub Committee is responsible for managing staffing issues, its functional responsibilities include remuneration and conditions of service, human resource planning, policy development, staff wellbeing, as well as health and safety matters.

The Policy Working Group met two times during 24/25 to consider individual policy reviews in detail before reference to the Management Committee for approval.

Under regulatory requirements, the Association reported four Notifiable Events to the Scottish Housing Regulator during the year.

The Chief Executive Officer and other senior managers of the Association are salaried staff; however, they hold no interest in the Association's share capital. Although not having the legal status of Trustees, they act within Financial Regulations and a Scheme of Delegated Authority laid down by the Management Committee.

LINTHOUSE HOUSING ASSOCIATION LIMITED REPORT FROM THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2025

Statement of Management Committee Responsibilities

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

- Select suitable accounting policies and then apply them consistently.
- Make judgments and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.
- Prepare a statement on Internal Financial Control.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to 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. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

The Management Committee must, in determining how amounts are presented within items in the Statement of Comprehensive Income and Statement of Financial Position, have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting practices.

As far as the Management Committee is aware:

- There is no relevant audit information (information needed by the Housing Association's auditors in connection with preparing their report) of which the Association's auditors are unaware.
- The Management Committee have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Housing Association's auditors are aware of that information.

Statement on Internal Financial Control

The Management Committee acknowledges its ultimate responsibility for ensuring that the Association 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, or for publication.
- The maintenance of proper accounting records; and
- The safeguarding of assets against unauthorised use or disposition.

It is the Management Committee's responsibility to establish and maintain systems of internal control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements of the Association'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 assets.
- Experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance.

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REPORT FROM THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2025

- Forecasts and budgets are prepared which allow the management team and the Management Committee to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term.
- Quarterly 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.
- Regulatory returns are prepared, authorised, and submitted promptly to the relevant regulatory bodies.
- All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee.
- The Management Committee receive reports from management and from internal and external auditors to provide reasonable assurance that control procedures are in place and being followed and that a general review of the major risks facing the Association is undertaken.
- Formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2024. No weaknesses were found in the 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.

Auditors

The external audit services are being re-tendered, and once this process is complete, the auditor appointment will be confirmed by the Management Committee.

Signature



Irene McFarlane, Secretary

Date: 03/09/2025

LINTHOUSE HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF LINTHOUSE HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS FOR THE YEAR ENDED 31 MARCH 2025

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

Basis of Opinion

We carried out our review having regard to the requirements relating to corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reasons given for non-compliance.

Opinion

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

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



AAB Audit & Accountancy Ltd

**Chartered Accountants
Statutory Auditor**

GLASGOW

Date: 08/09/2025

LINTHOUSE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF LINTHOUSE HOUSING ASSOCIATION FOR THE YEAR ENDED 31 MARCH 2025

OPINION

We have audited the financial statements of Linthouse Housing Association Limited for the year ended 31 March 2025 which comprise a statement of comprehensive income, statement of financial position, statement of cash flows, statement of changes in capital and reserves and related notes including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 - The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the Financial Statements:

- Give a true and fair view of the state of the Association's affairs as at 31 March 2025 and of its income and expenditure for the year then ended;
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice: and
- Have been properly prepared in accordance with the requirements of Cooperative and Community Benefits Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – February 2019, the Charities and Trustee Investment (Scotland) Act 2005, and regulation 8 of the Charities Accounts (Scotland) regulation 2006 (as amended).

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 housing association in accordance with the ethical requirements that are relevant to our audit of 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 committee members' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

OTHER INFORMATION

The other information comprises the information contained in the Report from the Management Committee. The Management Committee members are responsible for the other information.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our

LINTHOUSE HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF LINTHOUSE HOUSING ASSOCIATION FOR THE
YEAR ENDED 31 MARCH 2025

knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

RESPONSIBILITIES OF COMMITTEE MEMBERS

As explained more fully in the management committee's responsibilities statement set out on page 6, the committee members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the management committee are responsible for assessing the housing 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 committee members either intend to liquidate the housing association or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. 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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- 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 the basis for our opinion. 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.

LINTHOUSE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF LINTHOUSE HOUSING ASSOCIATION FOR THE YEAR ENDED 31 MARCH 2025

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the housing association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee members.
- Conclude on the appropriateness of the committee members' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the housing association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:-

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

- the responsible individual ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the association through discussions with management and management committee members and from our sector knowledge;
- we focused on specific laws and regulations, including those specified by the Scottish Housing Regulator, which we considered may have a direct material effect on the financial statements or the operations of the association, including the Co-operative and Community Benefits Societies Act 2014, Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', the Statement of Recommended Practice for Social Housing Providers 2018 and Determination of Housing Requirements 2024, and data protection, anti-bribery, employment, and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal invoices; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

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

- making enquiries of management and management committee members as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and

LINTHOUSE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF LINTHOUSE HOUSING ASSOCIATION FOR THE YEAR ENDED 31 MARCH 2025

- 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 high level 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.

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 those charged with governance;
- reviewing internal audit reports prepared during the year;
- enquiring of management and management committee members as to actual and potential litigation and claims;
- inspecting any legal invoices; and
- reviewing correspondence with Scottish Housing Regulator.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance.

Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the management committee and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 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.



AAB Audit & Accountancy Ltd

Chartered Accountants and Statutory Auditor
133 Finnieston Street
GLASGOW
G3 8HB

Date: 08/09/2025

LINTHOUSE HOUSING ASSOCIATION LIMITED
STATEMENT OF COMPREHENSIVE INCOME
AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
REVENUE	2	7,424,594		7,004,486	
Operating costs	2	<u>(6,620,071)</u>		<u>(6,328,963)</u>	
OPERATING SURPLUS	2, 9	804,523		675,523	
Interest receivable and other similar income		40,255		47,661	
Interest payable and other similar charges	8	(791,992)		(655,617)	
Gain/(Loss) on Revaluation	7	398,432		-	
Other Finance Income/(Charges)	11	<u>(27,303)</u>		<u>(9,498)</u>	
		<u>(380,608)</u>		<u>(617,454)</u>	
SURPLUS FOR THE YEAR		423,915		58,069	
OTHER COMPREHENSIVE INCOME					
Actuarial (loss)/gain in respect of pension scheme	24	72,303		(328,502)	
TOTAL COMPREHENSIVE INCOME		<u><u>496,218</u></u>		<u><u>(270,433)</u></u>	

The results for the year relate wholly to continuing activities.

The financial statements were approved by the Management Committee, authorised for issue, and signed on its behalf on Tuesday 26th August 2025


Paul Phin
Chairperson

 
Colette Ness
Vice-Chair



Irene McFarlane
Secretary

The notes on pages 17 to 39 form part of these financial statements.

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

		2025		2024	
	Notes	£	£	£	£
NON-CURRENT ASSETS					
Housing properties - depreciated cost	12(a)	56,629,405		48,766,699	
Other tangible fixed assets	12(b)	<u>850,537</u>		<u>475,020</u>	
		57,479,942		49,241,719	
CURRENT ASSETS					
Debtors	14	606,548		2,061,998	
Cash at bank and in hand		<u>4,186,670</u>		<u>2,451,415</u>	
		4,793,218		4,513,413	
CREDITORS: amounts falling due within one year	15	<u>(3,021,917)</u>		<u>(1,245,792)</u>	
NET CURRENT ASSETS		<u>1,771,301</u>		<u>3,267,621</u>	
TOTAL ASSETS LESS CURRENT LIABILITIES		59,251,243		52,509,340	
CREDITORS: amounts falling due after more than one year					
housing property loans	16	(13,764,577)		(10,949,662)	
PROVISIONS FOR LIABILITIES					
Pension - defined benefit liability	24	(501,000)		(546,000)	
DEFERRED INCOME					
Social Housing Grants	19	<u>(32,487,400)</u>		<u>(29,011,611)</u>	
		<u>12,498,266</u>		<u>12,002,067</u>	
EQUITY					
Share capital	20	141		160	
Revenue reserve		<u>12,498,125</u>		<u>12,001,907</u>	
		<u>12,498,266</u>		<u>12,002,067</u>	

The financial statements were approved by the Management Committee, authorised for issue, and signed on its behalf on Tuesday 26th August 2025


Paul Phin
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Irene McFarlane
Secretary

The notes on pages 17 to 39 form part of these financial statements

LINTHOUSE HOUSING ASSOCIATION LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
NET CASH INFLOW FROM OPERATING ACTIVITIES	17	<u>4,713,327</u>	<u>277,957</u>
INVESTING ACTIVITIES			
Purchase of fixed assets	12 (9,396,806)	(6,960,950)	
Capital grant received	19 4,346,320	5,039,837	
NET CASH (OUTFLOW) FROM INVESTING ACTIVITIES		<u>(5,050,486)</u>	<u>(1,921,113)</u>
NET CASH (OUTFLOW) BEFORE FINANCING		(337,159)	(1,643,156)
FINANCING ACTIVITIES			
Interest paid	8 (791,992)	(655,617)	
Interest received	40,255	47,661	
Movement in borrowings	2,824,145	2,765,878	
Share capital issued	<u>6</u>	<u>1</u>	
NET CASH INFLOW FROM FINANCING ACTIVITIES		<u>2,072,414</u>	<u>2,157,923</u>
INCREASE IN CASH		1,735,255	514,767
OPENING CASH AND CASH EQUIVALENTS		<u>2,451,415</u>	<u>1,936,648</u>
CLOSING CASH AND CASH EQUIVALENTS		<u><u>4,186,670</u></u>	<u><u>2,451,415</u></u>

LINTHOUSE HOUSING ASSOCIATION LIMITED
STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2025

	Share Capital £	Revenue Reserve £	Total £
Balance as at 1 April 2024	160	12,001,907	12,002,067
Issue of Shares	6	-	6
Cancelled shares	(25)	-	(25)
Surplus for Year	-	423,915	423,915
Other Comprehensive Income	-	72,303	72,303
Balance as at 31 March 2025	<u>141</u>	<u>12,498,125</u>	<u>12,498,266</u>

	Share Capital £	Revenue Reserve £	Total £
Balance as at 1 April 2023	159	12,272,340	12,272,499
Issue of Shares	1	-	1
Cancelled shares	-	-	-
Surplus for Year	-	58,069	58,069
Other Comprehensive Income	-	(328,502)	(328,502)
Balance as at 31 March 2024	<u>160</u>	<u>12,001,907</u>	<u>12,002,067</u>

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Legal status

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014 and is registered by the Financial Conduct Authority. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102.

Basis of Accounting

These financial statements have been prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Statement of Recommended Practice for Social Housing Providers 2018 and comply with the requirements of the Determination of Housing Requirements 2025 as issued by the Scottish Housing Regulator.

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

The following principal accounting policies have been applied:

Going Concern

The Management Committee have assessed the Association's ability to continue as a going concern and have reasonable expectations that the Association has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing these financial statements.

Revenue

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised as expenditure is incurred as this is considered to be the point when the service has been performed and the revenue recognition criteria is met.

Government Grants are released to income over the expected useful life of the asset to which it relates.

Government Grants received in respect of revenue expenditure are credited to the Income and Expenditure Account in the same year as the expenditure to which they relate.

Retirement Benefits

The Association participates in the Scottish Housing Association Defined Benefits Pension Scheme 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 Association accounts for the pension scheme on a defined benefit basis based on its share of scheme assets and liabilities as determined by the actuary. Defined benefit costs are recognised in the Statement of Comprehensive Income within operating costs. Actuarial gains and losses are recognised in Other Comprehensive Income.

Further details of the scheme and its assumptions are included at note 24.

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

The Association closed the defined benefit scheme at 31 March 2016 and transferred staff over to the SHAPS defined contribution scheme.

Valuation of Housing Properties

Housing Properties are stated at cost less accumulated depreciation and impairment. Housing under construction and Land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 11. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount. Any shortfall in the depreciation provided on components disposed of is charged as accelerated depreciation in the year of disposal.

Component	Useful Economic Life
Kitchens	15 years
Bathrooms	25 years
Central Heating Boilers	15 years
Windows	30 years
Structure	60 years
Radiators	30 years
Lifts	30 years
Fire Doors in multi-storey blocks	30 years

Depreciation and Impairment of Other Non-Current Assets

Non-Current 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:-

Office Premises	1.67% Straight Line
Furniture and Fittings	25% Straight Line
Computer Equipment	25% Straight Line
Office Equipment	25% Straight Line
Motor Vehicles	25% Straight Line

The carrying value of non-current assets is reviewed for impairment at the end of each reporting year.

Social Housing Grant and Other Grants in Advance/Arrears

Social Housing Grants and Other Capital Grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which it relates.

Social Housing Grant attributed to individual components is written off to the Income and Expenditure Account when these components are replaced.

Social Housing Grant received in respect of revenue expenditure is credited to the Income and Expenditure Account in the same year as the expenditure to which it relates.

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Although Social Housing Grant is treated as a grant for accounting purposes, it may nevertheless become repayable in certain circumstances, such as the disposal of certain assets. The amount repayable would be restricted to the net proceeds of sale.

Sales of Housing Properties

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

Disposals of housing property under the Right to Buy scheme are treated as a non-current asset disposals and any gain and loss on disposal accounted for in the Statement of Comprehensive Income.

Disposals under shared equity schemes are accounted for in the Statement of Comprehensive Income. The remaining equity in the property is treated as a non-current asset investment, which is matched with the grant received.

Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting estimates. It also requires the Management Committee to exercise judgement in applying the Association's Accounting Policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements, is disclosed below:

Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers: tenant payment history, arrangements in place, and court action.

Life Cycle of Components

The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

Useful Lives of Other Fixed Assets

The useful lives of other fixed Assets are based on the knowledge of senior management at the Association with reference to expected asset life cycles.

Pension Liabilities

This has relied on the actuarial assumptions of qualified actuaries which have been reviewed and are considered reasonable and appropriate. Assumptions in respect of discount rates and inflation will vary from year to year, as will the value of assets and will be dependent on circumstances at the date of valuation.

Costs of Shared Ownership

The Association allocates costs to shared ownership properties on a percentage basis split across the number of properties the Association owns.

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Leases/Leased Assets

Costs in respect of operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term. Assets held under finance leases and hire purchase contracts are capitalised in the Statement of Financial Position and are depreciated over their useful lives.

Works to Existing Properties

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property.

Development Interest

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme.

Key Judgements made in the application of Accounting Policies

a) The Categorisation of Housing Properties

In the judgement of the Management Committee the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

b) Identification of cash generating units

The Association considers its cash-generating units to be 1,334 in which it manages its housing property for asset management purposes.

c) Pension Liability

In May 2025 the Association received details from the Pension Trust of its share of assets, liabilities and scheme deficit. The Association has used this information as the basis of the pension defined benefit liability as disclosed in the accounts. The Management Committee consider that this is the best estimate of their scheme liability.

d) Financial Instruments – Basic

The Association only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like rents, accounts receivable and payable, loans from banks and related parties.

These are recognised in accordance with Section 11 of Financial Reporting Standard 102.

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

3. PARTICULARS OF INCOME AND EXPENDITURE FROM SOCIAL LETTING

	General Needs Housing £	Supported Housing £	Shared Ownership Housing £	2025 Total £	2024 Total £
Revenue from lettings					
Rent receivable net of identifiable service charges	6,193,453	81,035	91,878	6,366,366	5,909,843
Service charges receivable	12	45,184	-	45,196	43,013
Gross rents receivable	6,193,465	126,219	91,878	6,411,562	5,952,856
Less rent losses from voids	(41,364)	-	-	(41,364)	(68,843)
Net rents receivable	6,152,101	126,219	91,878	6,370,198	5,884,013
Amortisation of Social Housing & Other Grants	841,995	-	28,535	870,530	842,262
Revenue grants from local authorities and other agencies	78,225	-	-	78,225	122,626
Other Revenue grants	-	-	-	-	47,230
Total income from social letting	<u>7,072,321</u>	<u>126,219</u>	<u>120,413</u>	<u>7,318,953</u>	<u>6,896,131</u>
Expenditure on social letting activities					
Management and maintenance administration costs	(2,374,275)	(48,712)	(35,458)	(2,458,445)	(2,265,220)
Service costs	-	(77,966)	-	(77,966)	(87,441)
Estate Services	(191,986)	-	-	(191,986)	(264,221)
Planned and cyclical maintenance	(809,508)	(1,873)	-	(811,381)	(572,270)
Major repairs	(153,641)	-	-	(153,641)	(197,620)
Reactive maintenance	(1,258,890)	(13,433)	-	(1,272,323)	(1,283,198)
Bad debts - rents and service charges	(26,282)	-	-	(26,282)	(44,534)
Depreciation of social housing	<u>(1,481,593)</u>	<u>-</u>	<u>(32,271)</u>	<u>(1,513,864)</u>	<u>(1,478,042)</u>
Operating costs of social letting	<u>(6,296,175)</u>	<u>(141,984)</u>	<u>(67,729)</u>	<u>(6,505,888)</u>	<u>(6,192,546)</u>
Operating surplus on social letting activities	<u>776,146</u>	<u>(15,765)</u>	<u>52,684</u>	<u>813,065</u>	<u>703,585</u>
2024	<u>651,246</u>	<u>1,022</u>	<u>51,317</u>	<u>703,585</u>	

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

4. PARTICULARS OF INCOME AND EXPENDITURE FROM OTHER ACTIVITIES

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total Turnover	Operating costs bad debts	Operating costs other	Operating surplus/ (deficit) 2025	Operating surplus/ (deficit) 2024
	£	£	£	£	£	£	£	£	£
Wider Role Activities	-	12,761	-	-	12,761	-	(32,870)	(20,109)	(28,685)
Factoring	-	-	-	55,510	55,510	8,107	(55,510)	8,107	(3,958)
Other income	-	-	-	37,370	37,370	-	(33,910)	3,460	4,581
TOTAL FROM OTHER ACTIVITIES	-	<u>12,761</u>	-	<u>92,880</u>	<u>105,641</u>	<u>8,107</u>	<u>(122,290)</u>	<u>(8,542)</u>	<u>(28,062)</u>
TOTAL FROM OTHER ACTIVITIES FOR 2024	-	<u>48,189</u>	-	<u>60,166</u>	<u>108,355</u>	<u>(4,190)</u>	<u>(132,227)</u>	<u>(28,062)</u>	

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

5. BOARD MEMBERS AND OFFICERS EMOLUMENTS

The officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.

No emoluments have been paid to any member of the management committee.

	2025	2024
	£	£
Aggregate emoluments payable to officers with emoluments greater than £60,000 (excluding pension contributions)	235,800	218,724
Emoluments payable to the director (excluding pension contributions)	90,150	85,064
Pension contributions paid on behalf of the director	8,988	8,479
Total emoluments paid to key management personnel	235,800	232,973
	Number	Number
Total number of officers, including the highest paid officer, who received emoluments (excluding pension contributions) over £60,000 was in the following ranges:		
£60,000 - £70,000	-	2
£70,001 - £80,000	2	-
£80,001 - £90,000	-	1
£90,001 - £100,000	<u>1</u>	<u>-</u>

There were payments to board members during the year for reimbursement of expenses of £1,240 (2024 - £1,323).

6. EMPLOYEE INFORMATION

	2025	2024
	£	£
Staff costs during the year:		
Wages and salaries	1,448,069	1,317,773
Social security costs	147,663	127,245
Other pension costs	123,971	118,147
Temporary Staff	-	-
	<u>1,719,703</u>	<u>1,563,165</u>
	Number	Number
The average number of full time equivalent persons employed during the year was	<u>38</u>	<u>37</u>

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

7. GAIN/(LOSS) ON REVALUATION OF INVESTMENT PROPERTY

	2025	2024
	£	£
Gain on Revaluation of Investment Property	<u>398,432</u>	<u>-</u>

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2025	2024
	£	£
Bank loans	<u>791,992</u>	<u>655,617</u>

9. OPERATING SURPLUS FOR THE YEAR

	2025	2024
	£	£
Surplus is stated after charging:		
Depreciation of tangible owned fixed assets	1,557,014	1,521,336
Auditors' remuneration - audit services	12,720	12,050
Operating lease rentals - other	7,061	3,564
Amortisation of capital grants	<u>(870,530)</u>	<u>(842,262)</u>

10. TAX ON SURPLUS/(LOSS) ON ORDINARY ACTIVITIES

The Association is a Registered Scottish Charity and is exempt from Corporation Tax on its charitable activities.

11. OTHER FINANCE CHARGES/INCOME

	2025	2024
	£	£
Net interest (expense)/income	<u>(27,303)</u>	<u>(9,498)</u>
	<u>(27,303)</u>	<u>(9,498)</u>

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

12. NON-CURRENT ASSETS

a) Housing Properties

	Housing Properties Held for Letting	Housing Properties in the Course of Construction	Shared Ownership Properties Held for Letting	Total
	£	£	£	£
COST				
At start of year	71,635,025	523,605	1,994,943	74,153,573
Additions	2,630,659	6,745,912	-	9,376,571
Disposals	(164,591)	-	-	(164,591)
Transfers to stock	58,675	-	(58,675)	-
At end of year	<u>74,159,768</u>	<u>7,269,517</u>	<u>1,936,268</u>	<u>83,365,553</u>
DEPRECIATION				
At start of year	24,449,363	-	937,511	25,386,874
Charged during year	1,458,396	-	32,271	1,490,667
Transfers	27,574	-	(27,574)	-
Eliminated on disposal	<u>(141,393)</u>	<u>-</u>	<u>-</u>	<u>(141,393)</u>
At end of year	<u>25,793,940</u>	<u>-</u>	<u>942,208</u>	<u>26,736,148</u>
NET BOOK VALUE				
At end of year	<u>48,365,828</u>	<u>7,269,517</u>	<u>994,060</u>	<u>56,629,405</u>
At start of year	<u>47,185,662</u>	<u>523,605</u>	<u>1,057,432</u>	<u>48,766,699</u>

Additions to housing properties include capitalised admin costs of £175,033 (2024 - £154,358), capitalised major repairs of £6,342,558 (2024 - £1,204,363), property purchases of £2,158,907 (2024 - £5,089,184) and development costs of £700,073 (2024 - £431,357).

The Association's lenders have standard securities over housing properties with a carrying value of £20,527,041 (2024 - £8,928,428).

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

12. NON-CURRENT ASSETS (continued)

b) Other tangible assets	Office Premises	Furniture & Fittings	Investment Property	Total
	£	£	£	£
COST				
At start of year	720,178	1,115,583	-	1,835,761
Additions	-	20,235	-	20,235
Revaluation	-	-	398,432	398,432
Transfers	(49,704)	-	16,568	(33,136)
Disposals	-	-	-	-
At end of year	<u>670,474</u>	<u>1,135,818</u>	<u>415,000</u>	<u>2,221,292</u>
DEPRECIATION				
At start of year	320,980	1,039,761	-	1,360,741
Charged during year	9,387	33,763	-	43,150
Transfers	(33,136)	-	-	(33,136)
Disposals	-	-	-	-
At end of year	<u>297,231</u>	<u>1,073,524</u>	<u>-</u>	<u>1,370,755</u>
NET BOOK VALUE				
At end of year	<u>373,243</u>	<u>62,294</u>	<u>415,000</u>	<u>850,537</u>
At start of year	<u>399,198</u>	<u>75,822</u>	<u>-</u>	<u>475,020</u>

13. COMMITMENTS UNDER OPERATING LEASES

	2025	2024
	£	£
At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:-		
Not later than one year	7,061	490
Later than one year and not later than five years	10,318	-
	<u>17,379</u>	<u>490</u>

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

14. DEBTORS

	2025	2024
	£	£
Arrears of Rent & Service Charges	251,735	265,800
Less: Provision for Doubtful Debts	<u>(100,000)</u>	<u>(117,863)</u>
	151,735	147,937
Other Debtors	201,282	146,273
Prepayments and accrued income	<u>253,531</u>	<u>1,767,788</u>
	<u>606,548</u>	<u>2,061,998</u>

Prepayments and accrued income includes accrued housing association grant of £68,316 (2024 - £1,594,818).

15. CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Housing loans	295,771	276,588
Trade payables	204,506	295,717
Rent in advance	270,246	224,079
Other payables	224,009	226,268
Deferred government grant	-	-
Accruals and deferred income	<u>2,027,385</u>	<u>223,140</u>
	<u>3,021,917</u>	<u>1,245,792</u>

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

16. CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR

	2025	2024
	£	£
Housing loans	<u>13,764,577</u>	<u>10,949,662</u>
	<u><u>13,764,577</u></u>	<u><u>10,949,662</u></u>

Housing loans above is shown net of arrangement fees to be amortised of £208,637 (2024 - £152,890).

The Association has four loans between two different lenders, the terms and conditions of which are as follows:

The Association's bank borrowings are repayable on a monthly basis with the principal being amortised over the term of the loans. Interest is charged at a range between Base + 1% to Base + 1.6%.

The Bank loans are repayable as follows:

	2025	2024
	£	£
Due within one year	295,771	276,588
Between one and two years	316,217	295,771
Between two and five years	1,083,797	1,013,738
In five years or more	<u>12,573,200</u>	<u>9,793,043</u>
	<u><u>14,268,985</u></u>	<u><u>11,379,140</u></u>

LINTHOUSE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS

17. CASHFLOW FROM OPERATING ACTIVITIES

	2025	2024
	£	£
Operating Surplus	804,523	675,523
Depreciation	1,557,014	1,521,336
Amortisation of Capital Grants	(870,530)	(842,262)
Change in debtors	1,455,450	(722,823)
Change in creditors	1,756,942	(368,172)
Movement in pension liability	-	-
Non cash adjustments	9,953	14,355
Share capital cancelled	(25)	-
Cashflow from operating activities	<u>4,713,327</u>	<u>277,957</u>

18. ANALYSIS OF NET DEBT

Reconciliation of net debt as at 31 March 2025

	1 April 2024	Cash flows	Non cash movement	31 March 2025
	£'000	£'000	£'000	£'000
Cash at bank	2,452	1,735	-	4,187
Bank loans due within one year	(276)	310	(329)	(295)
Bank loans due outwith one year	(11,102)	(3,200)	329	(13,973)
Net debt	<u>(8,926)</u>	<u>(1,155)</u>	<u>-</u>	<u>(10,081)</u>

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19. DEFERRED INCOME

	2025 £	2024 £
Social Housing Grants		
Balance at start of year	29,011,611	24,814,036
Additions in year	4,346,320	5,039,837
Released / Repaid as the result of property disposal	(934)	(4,798)
Amortisation in Year	(869,597)	(837,464)
Balance at end of year	<u>32,487,400</u>	<u>29,011,611</u>

This is expected to be released to the Statement of Comprehensive Income as follows:

Amounts due within one year	870,000	837,500
Amounts due in one year or more	<u>31,617,400</u>	<u>28,174,111</u>
	<u>32,487,400</u>	<u>29,011,611</u>

20. RESERVES

	2025 £	2024 £
Shares of £1 each Issued and Fully Paid		
At start of year	160	159
Issued in year	6	1
Cancelled in year	(25)	-
At end of year	<u>141</u>	<u>160</u>

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

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21. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2025 No.	2024 No.
General Needs - New Build	138	138
General Needs – Rehabilitation	1,155	1,144
Shared Ownership	33	34
Supported Housing	8	8
	<u>1,334</u>	<u>1,324</u>

22. RELATED PARTY TRANSACTIONS

Members of the Management Committee and their close family are related parties of the Association as defined by Financial Reporting Standard 102. The related party relationships of the members of the Management Committee are summarised as:

- 7 Members are tenants of the Association
- 4 Members are factored owners
- Management Committee members cannot use their position to their advantage. Any transactions between the Association and any entity with which a Management Committee member has a connection with is made at arm's length and is under normal commercial terms

Transactions with Management Committee members and their close family were as follows:

- Rent due from Tenants on the Committee – £35,113
- Factoring income due from Owner Occupiers in the Committee - £6,988
- At the year-end total rent arrears owed by the tenant members of the Committee were – £1,079
- At the year-end total arrears owed by Owner Occupiers of the Committee were - £1,831
- Rent due from Committee members' close family - £nil
- At the year-end total rent arrears owed by the close family of Committee members were – £nil

23. DETAILS OF ASSOCIATION

The Association is a Registered Society registered within the Financial Conduct Authority and is domiciled in Scotland.

The Association's principal place of business is 1 Cressy Street, Glasgow, G51 4RB.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing in Glasgow.

24. RETIREMENT BENEFIT OBLIGATIONS

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

The Scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards

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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 in September 2024. This valuation revealed a total deficit of £79.5m. A new Recovery Plan has therefore been put in place, with deficit contributions to re-start from April 2026 for the following four years.

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

For financial years ending on or before 28 February 2019, it was not possible for the company to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the company has accounted for the Scheme as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the company to account 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 company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

Pension Scheme Liability movements:

	<u>2025</u>	<u>2024</u>
	(£000s)	(£000s)
At start of year	546	208
De-recognition of deficit funding liability	-	-
Recognition of defined benefit obligation	-	-
Current Service	-	-
Net Interest expense	-	-
Expenses	7	6
Deficit Contributions Paid	-	-
Impact of change in assumptions	<u>(52)</u>	<u>332</u>
At end of year	<u>501</u>	<u>546</u>

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24. RETIREMENT BENEFIT OBLIGATIONS (continued)

**PRESENT VALUES OF DEFINED BENEFIT OBLIGATION,
FAIR VALUE OF ASSETS AND DEFINED BENEFIT ASSET (LIABILITY)**

	31 March 2025 (£000s)	31 March 2024 (£000s)
Fair value of plan assets	3,543	3,938
Present value of defined benefit obligation	4,044	4,484
Surplus (deficit) in plan	(501)	(546)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(501)	(546)
Deferred tax	-	-
Net defined benefit asset (liability) to be recognised	-	-

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Defined benefit obligation at start of period	4,484	4,499
Current service cost	-	-
Expenses	7	6
Interest expense	215	215
Member contributions	-	-
Actuarial losses (gains) due to scheme experience	45	(5)
Actuarial losses (gains) due to changes in demographic assumptions	-	(28)
Actuarial losses (gains) due to changes in financial assumptions	(496)	(12)
Benefits paid and expenses	(211)	(191)
Liabilities acquired in a business combination	-	-
Liabilities extinguished on settlements	-	-
Losses (gains) on curtailments	-	-
Losses (gains) due to benefit changes	-	-
Exchange rate changes	-	-
Defined benefit obligation at end of period	4,044	4,484

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24. RETIREMENT BENEFIT OBLIGATIONS (continued)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Fair value of plan assets at start of period	3,938	4,291
Interest income	188	205
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(379)	(373)
Contributions by the employer	7	6
Contributions by plan participants	-	-
Benefits paid and expenses	(211)	(191)
Assets acquired in a business combination	-	-
Assets distributed on settlements	-	-
Exchange rate changes	-	-
Fair value of plan assets at end of period	3,543	3,938

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2024 to 31 March 2025 was (£191,000).

DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME (SOCI)

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Current service cost	-	-
Expenses	7	6
Net interest expense	27	10
Losses (gains) on business combinations	-	-
Losses (gains) on settlements	-	-
Losses (gains) on curtailments	-	-
Losses (gains) due to benefit changes	-	-
Defined benefit costs recognised in statement of comprehensive income (SoCI)	34	16

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24. RETIREMENT BENEFIT OBLIGATIONS (continued)

DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(379)	(373)
Experience gains and losses arising on the plan liabilities - gain (loss)	(45)	5
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	-	28
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	496	12
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	72	(328)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-	-
Total amount recognised in other comprehensive income - gain (loss)	72	(328)

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24. RETIREMENT BENEFIT OBLIGATIONS (continued)

ASSETS

	31 March 2025 (£000s)	31 March 2024 (£000s)
Global Equity	410	453
Absolute Return	-	177
Distressed Opportunities	-	145
Credit Relative Value	-	139
Alternative Risk Premia	-	142
Liquid Alternatives	652	-
Emerging Markets Debt	-	69
Risk Sharing	-	236
Insurance-Linked Securities	14	24
Property	175	167
Infrastructure	1	377
Private Equity	3	3
Real Assets	423	-
Private Debt	-	159
Opportunistic liquid Credit	-	157
Private Credit	442	-
Credit	151	-
Investment Grade Credit	162	-
High Yield	-	1
Opportunistic Credit	-	-
Cash	19	102
Corporate Bond Fund	-	-
Liquid Credit	-	-
Long Lease Property	1	29
Secured Income	82	131
Over 15 Year Gilts	-	-
Liability Driven Investment	997	1,424
Currency Hedging	6	(2)
Net Current Assets	5	5
Total assets	3,543	3,938

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

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24. RETIREMENT BENEFIT OBLIGATIONS (continued)

KEY ASSUMPTIONS

	31 March 2025 % per annum	31 March 2024 % per annum
Discount Rate	5.82%	4.90%
Inflation (RPI)	3.10%	3.15%
Inflation (CPI)	2.79%	2.78%
Salary Growth	3.79%	3.78%
	75% of	75% of
Allowance for commutation of pension for cash at retirement	maximum allowance	maximum allowance

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

Male retiring in 2025	20.2
Female retiring in 2025	22.7
Male retiring in 2045	21.5
Female retiring in 2045	24.2

25. CAPITAL COMMITMENTS

	2025 £	2024 £
Expenditure contracted but not provided for in accounts	<u>4,428,436</u>	<u>1,841,730</u>
Funded by:		
Social Housing Grant	2,580,029	245,881
Private Finance	1,711,859	1,584,081
Reserves	<u>136,548</u>	<u>11,768</u>
	<u>4,428,436</u>	<u>1,841,730</u>

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26. CONTINGENT LIABILITY

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

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

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