

ORKNEY HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS

for the year ended 31 March 2025

RSL No	HAL 164
Charity No	SC 031734

ORKNEY HOUSING ASSOCIATION

REPORT AND FINANCIAL STATEMENTS

for the year ended 31 March 2025

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Management Committee

Philip Cook (resigned 18 September 2024)
Katherine Hayes
Brian Kynoch (Chair)
Suzanne Lawrence
Fiona Lettice (Vice Chair)
Mary Ann Lewis
Ian McFedries (appointed 18 September 2024, resigned 14 October 2024)
Bruce Pilkington
John Rodwell
Mervyn Sandison
John White
Roella Wilson

Chief Executive

Craig Spence

Company Secretary

Mhairi Hughes

Company Registration

2201RS

Scottish Charity Number

SC031734

Registered Office

39a Victoria Street
Kirkwall
Orkney
KW15 1DN

Registered Auditors

Wbg (Audit) Limited
168 Bath Street
Glasgow
G2 4TP

Bankers

Royal Bank of Scotland
1 Victoria Street
Kirkwall
KW15 1DP

Solicitors

TC Young
7 West George Street
Glasgow
G2 1BA

Internal Auditors

TIAA Limited
Artillery House
Fort Fareham
Newgate Lane
Fareham
PO14 1AH

The Management Committee presents its report and the audited financial statements for the year ended 31 March 2025.

Principal Activity

The principal activity of the Association is the provision of rented and low cost home ownership accommodation.

Review of Business and Future Developments

The Association has the following corporate objectives for 2025/26.

- A great place to work,
- Great customer service, and
- Contributing to a safe and sustainable community

During the year, the Association completed Phase 8 at Walliwall in Kirkwall, consisting of 8 New Supply Shared Equity (NSSE) properties and bought back a former shared ownership property in Finstown into rented stock. Walliwall Phase 9, consisting of 9 rented properties is under construction and due to complete in June 2025. In May 2025 a further property in Finstown was bought into rented stock. In order to develop our business and improve our services we will continue to focus on:

- Understanding our tenants' wishes and challenges and adapting our services accordingly.
- Ensuring our technology, people and approach are right to digitally deliver services.
- Using our subsidiary to enhance the range of housing options we provide for our communities.
- Ensuring our properties are safe, modern, warm and affordable.
- Ensuring we have the funds and resources to deliver our Plan.

Changes in Fixed Assets

Details of fixed assets are set out in Note 10.

Going Concern

After reviewing detailed Income and Expenditure and Business Plan projections, and taking account of available bank facilities as well as making such further enquiries as they consider appropriate, the Management Committee is satisfied that the Association has adequate resources to continue to operate for the foreseeable future. For this reason, it continues to adopt the going concern basis in preparing the financial statements.

The Management Committee and Chief Executive

The Management Committee and Chief Executive of the Association are listed on page 2.

Each elected member of the Management Committee holds one fully paid share of £1 in the Association. The Chief Executive of the Association holds no interest in the Association's share capital and although not having the legal status of Director acts as an executive within the authority delegated by Management Committee.

Related Party Transactions

Any tenant who sits on the Management Committee enters into a tenancy on the Association's normal terms and conditions and cannot use this position to their advantage. The same position applies to any sharing owner in respect of their exclusive occupancy agreement.

Charitable Status

Orkney Housing Association Limited was recognised by the Inland Revenue as a Scottish Charity from 30 May 2001.

Statement of Management Committee's Responsibilities

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

- * Select suitable accounting policies and then apply them consistently;
- * Make judgements and estimates that are reasonable and prudent;
- * State whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements;
- * Comply with the disclosures required by the Scottish Housing Regulator's Regulatory Framework;
- * Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association.

The Management Committee is 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.

Statement on Internal Financial Controls

Management Committee acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments in which the Association operates. These controls are designed to give reasonable assurance with respect to:

- (i) The reliability of financial information used within the Association or for publication,
- (ii) The maintenance of proper accounting records, and
- (iii) The safeguarding of assets against unauthorised use or disposition.

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

- (i) Formal policies and procedures are in place including the documentation of key systems and rules relating to the delegation of authorities which allow the monitoring of controls and restrict the unauthorised use of the Association's assets.
- (ii) Experienced and suitably qualified staff take responsibility for important business functions.

Statement on Internal Financial Controls (continued)

- (iii) Forecasts and budgets are prepared which allow Management Committee and Executive Officers to monitor the key business risks and financial objectives and progress towards financial plans set for the year and the medium term; regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information, and significant variances from budgets are investigated as appropriate.
- (iv) All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures through the Management Committee.
- (v) The Management Committee reviews reports from the Audit and Risk Management Sub-Committee, from internal management and from the external auditors to provide reasonable assurance that control procedures are in place and are being followed. This includes a general review of the major risks facing the Association.
- (vi) The Audit and Risk Management Sub-Committee reviews internal audit reports based on an internal audit needs assessment and an agreed programme undertaken by an external provider.
- (vii) Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2025 and until 27 August 2025. 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.

In so far as the Committee are aware:

There is no relevant audit information needed by the Association's auditors in connection with preparing their report of which the Association's auditors are unaware.

The Committee have taken all the steps that they ought to have taken to make themselves aware of such information.

Auditors

External audit services were tendered in 2023. Wylie & Bisset LLP were successful and their tender was accepted on 15th August 2023 to run until 2027/28 with the option to extend by one or two further financial years. Wylie & Bisset now trade as Wbg (Audit) Limited and have expressed their willingness to continue as the auditors of the Association.

By order of Management Committee



Brian Kynoch
Chairperson

27 August 2025

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Co-operative and Communities Benefit Societies Act 2014, the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

Management Committee are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

REPORT OF THE AUDITORS TO ORKNEY HOUSING ASSOCIATION LIMITED

TO THE MEMBERS OF ORKNEY HOUSING ASSOCIATION

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

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

We have nothing to report in respect of these matters.

Responsibilities of the Management Committee

As explained more fully in the Report of the Management Committee set out on pages 3-5, Management Committee 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 Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

REPORT OF THE AUDITORS TO ORKNEY HOUSING ASSOCIATION LIMITED

TO THE MEMBERS OF ORKNEY HOUSING ASSOCIATION

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

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

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

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

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

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

- *Management override of internal controls;*

Audit response to the risks identified;

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

- Gaining an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates including the requirements of the Scottish Housing Regulator;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management concerning actual and potential litigation and claims;
- Reviewing correspondence with HMRC, where relevant;
- In addressing the risk of fraud as a result of management override of controls, testing the appropriateness of journal entries and other adjustments' assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and, evaluating business rationale of any significant transactions that are unusual or outside the normal course of business; and
- Testing journals within the following areas; depreciation, wages and salaries, deferred income and prepayments.

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

REPORT OF THE AUDITORS TO ORKNEY HOUSING ASSOCIATION LIMITED

TO THE MEMBERS OF ORKNEY HOUSING ASSOCIATION

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

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

Use of our report

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



Wbg (Audit) Limited, Statutory Auditor
168 Bath Street, Glasgow G2 4TP

Date: 27 August 2025

In addition to our audit of the financial statements, we have reviewed your statement on pages 4 and 5 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator.

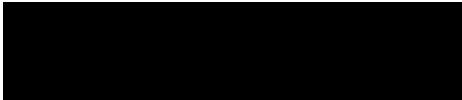
Basis of opinion

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

Opinion

In our opinion the Statement on Internal Financial Control on pages 4 and 5 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through 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 Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



Wbg (Audit) Limited
Statutory Auditor
168 Bath Street,
Glasgow G2 4TP

27 August 2025

ORKNEY HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

for the year ended 31 March 2025

		2025	2024
	Notes	£	£
Turnover - continuing activities	2	7,130,824	6,888,565
Less: Operating costs	2	(4,963,624)	(4,647,386)
Operating surplus - continuing activities		2,167,200	2,241,179
Gain on disposal of fixed assets	24	120,888	88,530
Interest receivable		149,954	104,265
Interest payable and financing costs	8	(815,114)	(844,544)
Surplus before tax		1,622,928	1,589,430
Taxation	9	-	-
Surplus for the year		1,622,928	1,589,430
Actuarial Gain/(Loss) in respect of pensions schemes	23	53,728	(244,654)
Total comprehensive income for the year		1,676,656	1,344,776

In each of the years ended 31 March 2025 and 31 March 2024 the only gain or loss recognised by the Association was the surplus or deficit for the year. All of the activities undertaken by the Association were continuing activities, and the reported surplus or deficit was determined under the historical cost convention.

The notes on pages 15 to 32 form part of these financial statements.

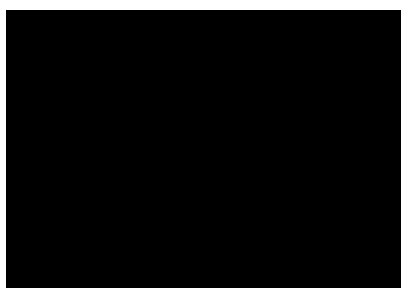
ORKNEY HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION

for the year ended 31 March 2025

		2025	2024
	Notes	£	£
Tangible Fixed Assets			
Housing properties	10	87,901,714	87,584,434
Other assets	10	1,146,603	1,197,028
		<u>89,048,317</u>	<u>88,781,462</u>
Fixed Asset Investments			
Investments	11	1	1
Current Assets			
Investments	12	2,414,758	1,315,000
Work-in-progress	13	1,584,970	2,904,512
Trade and other debtors	14	476,532	441,009
Stock		100,341	75,014
Cash at bank and in hand		2,997,851	3,107,840
		<u>7,574,452</u>	<u>7,843,375</u>
Creditors: amounts falling due within one year	16	(8,717,390)	(7,430,673)
Net current (liabilities)/assets		<u>(1,142,938)</u>	<u>412,702</u>
Total assets less current liabilities		87,905,380	89,194,165
Creditors: amounts falling due after more than one year			
Long term loans	17	(10,614,812)	(14,174,817)
Deferred income – capital grants	18	(61,237,947)	(60,610,715)
Pension - defined benefit liability	23	(397,606)	(430,266)
		<u>15,655,015</u>	<u>13,978,367</u>
Net assets			
Capital and Reserves			
Share capital	19	53	61
Revenue reserve	20	15,654,962	13,978,306
		<u>15,655,015</u>	<u>13,978,367</u>

The financial statements on pages 11 to 32 were approved by the Management Committee on 27 August 2025 and were signed on its behalf by:



.... Chairperson

.... Committee member

.... Secretary

ORKNEY HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN RESERVES

for the year ended 31 March 2025

	Share Capital	Income & Expenditure Reserve	Total
	£	£	£
At 1 April 2024	61	13,978,306	13,978,367
Surplus for the year		1,676,656	1,676,656
Total comprehensive income	61	15,654,962	15,655,023
Share capital cancelled	(9)	-	(9)
Share capital issued	1	-	1
At 31 March 2025	53	15,654,962	15,655,015

STATEMENT OF CASHFLOWS

for the year ended 31 March 2025

	Notes	2025	2024
		£	£
Net cash generated from operating activities (see below)		1,796,212	2,666,014
Cash flow from investing activities			
Purchase of tangible fixed assets		(1,768,739)	(887,211)
Proceeds from sale of tangible fixed assets		816,300	390,967
Grants received (net)		1,416,937	(50,648)
Interest received		173,261	86,756
Cash flow from financing activities			
Interest paid		(819,052)	(831,377)
New secured loans		544,978	234,310
Repayment of borrowings		(1,170,129)	(850,573)
Net change in cash and cash equivalents		<u>989,770</u>	<u>758,238</u>
Cash and cash equivalents at beginning of year		4,422,840	3,664,602
Cash and cash equivalents at end of year		<u>5,412,610</u>	<u>4,422,840</u>
Cash inflow from operating activities			
Surplus for the year		1,676,656	1,344,776
Adjustments for non-cash items:			
Depreciation/amortisation charges		401,070	313,629
(Increase) in stock		(25,327)	(20,670)
Decrease/(Increase) in WIP		1,319,542	(688,900)
(Increase)/Decrease in trade debtors		(50,549)	140,473
(Decrease)/Increase in trade and other creditors		(1,644,199)	614,824
Pension costs less contributions payable		(32,660)	253,291
Carrying amount of fixed asset disposals (net)		311,108	326,097
Proceeds from sale of fixed assets		(816,300)	(390,967)
Share capital written off		(8)	(4)
Interest payable		815,114	844,544
Interest receivable		(149,954)	(104,265)
Services equalisation account		(2,469)	25,858
Charge to service provisions		(5,812)	7,328
Net cash inflow from operating activities		<u>1,796,212</u>	<u>2,666,014</u>

1. Principal Accounting Policies

The Financial Statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 (FRS 102) and the Statement of Recommended Practice for social housing providers 2018 (SORP 2018) and the Scottish Housing Regulator's Determination of Accounting Requirements 2019. The financial statements are prepared in sterling, which is the functional currency of the entity. Monetary amounts in these financial statements are rounded to the nearest £.

Basis of Accounting

Orkney Housing Association Limited meets the definition of a public benefit entity under FRS 102.

A summary of the more important accounting policies, which have been applied consistently is set out below:

Turnover

Turnover represents rental and service charge income, revenue grants receivable from Scottish Ministers and first tranche sales of low cost home ownership properties.

Mortgages - Housing Properties

Mortgage loans are advanced by private lenders under the terms of mortgages secured over the Association's housing properties. A programme funding agreement will be secured with a lender to provide loan facilities for future developments. Advances will be drawn down on this facility only in respect of those developments which have been given approval for Affordable Housing Supply Programme (AHSP) grant (previously Housing Association Grant (HAG)) or other funding by the Scottish Government.

Housing Association Grant

For schemes developed under Scottish Government approval, AHSP grant (previously HAG) is paid directly to the Association as required, to meet its liabilities during the development process. AHSP/HAG is repayable under certain circumstances, primarily following the sale of property.

Grants for capital expenditure are disclosed as deferred income and amortised over the useful lives of the components to which they relate (see below). Grants for revenue expenditure are credited to the Statement of Comprehensive Income as they become receivable.

Grants attributed to individual components are written off to the Statement of Comprehensive Income when these components are replaced. Component replacement is not deemed to create a relevant event for repayment or recycling purposes. Upon disposal of the associated property, the Association will be required to repay or recycle the grant, and to reflect this, a contingent liability has been disclosed.

Tangible Fixed Assets - Housing Properties (Note 10)

Housing properties are stated at cost. The development costs of housing properties funded with AHSP, traditional HAG or under earlier funding arrangements include the following:

- i) Cost of acquiring land and buildings
- ii) Development expenditure
- iii) Interest charged on the development loan funds drawn to finance construction, up to the date of completion.

Note 1 (continued)

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

Works to Existing Properties

Works to existing properties which replace a component which has been treated separately for depreciation purposes, and those works which result in an increase in net rental income over the lives of the properties (thereby enhancing the economic benefits of the assets), are capitalised as improvements. Works to existing properties which do not result in the enhancement of economic benefits are charged to the Statement of Comprehensive Income.

Work in Progress/Shared Equity PropertiesNew Supply Shared Equity scheme

Grants are received from Scottish Ministers for the construction of properties under the New Supply Shared Equity scheme. Whilst under construction, the cost is recorded within current assets and corresponding grants shown in current liabilities. Once sales are made, the sales proceeds and related cost will be released to the Statement of Comprehensive Income.

Shared Ownership

Properties constructed for shared ownership are part funded by the Scottish Government. Prior to completion and sale, the estimated cost element relating to the first tranche sales is included in current assets as work-in-progress. When the first tranche is sold this cost element is taken to cost of sales within the Statement of Comprehensive Income, along with any adjustment required relating to the actual percentage sold. Income from first tranche sales is included within turnover.

Depreciation

No depreciation is charged on housing properties held under shared ownership because it is felt that the residual values of the properties are sufficiently high that any depreciation charged would be immaterial.

The major components of rented housing properties are depreciated over their useful lives as follows:

Kitchens	-	20 years
Windows	-	33 $\frac{1}{3}$ years
Roofs	-	50 years
Structure (new build)	-	100 years
Structure (rehabilitated properties)	-	80 years

Other fixed assets are depreciated as follows:

Furniture & Equipment	-	25% per annum reducing balance method
Fixtures & Fittings	-	25% per annum reducing balance method
Tradesmen Van	-	25% per annum reducing balance method
Tradesmen Tools	-	25% per annum reducing balance method
Computers Hardware	-	25% per annum straight line method
Aareon Software	-	8 $\frac{1}{3}$ % per annum straight line method
Other Software	-	25% per annum straight line method
Workshop Improvements	-	25% per annum straight line method
Office Buildings	-	1 $\frac{1}{4}$ % per annum straight line method

Note 1 (continued)

A full year's depreciation is charged on these assets in the year of purchase and none in the year of disposal.

Pensions

The Association is a member of the SHAPS multi-employer defined benefit pension scheme. Although contributions to the defined benefit scheme were discontinued on 31 March 2017, the Association still has a share of the scheme assets and liabilities. As sufficient information about the Association's share of these assets and liabilities became available from 1 April 2018, it is now possible for the Association to disclose its share of the fair value of the scheme's net assets, the present value of its defined benefit liability and its net defined benefit pension liability. From 1 April 2017 the Association only offers membership of the SHAPS defined contribution pension scheme.

Subsidiary

The subsidiary OHAL Enterprises CIC is still a dormant company as at 31 March 2025 and accordingly the Association has not prepared consolidated financial accounts.

Judgements in applying policy and key sources of estimation uncertainty

Useful lives of property, plant, and equipment	The useful lives of property, plant and equipment are based on the knowledge of senior management with reference to expected asset life cycles.
The main components of housing properties and their useful lives	The cost of housing properties is split into separately identifiable components. These components were identified by knowledgeable and experienced staff members and based on costing models.
Recoverable amount of rental and other trade receivables	Rental arrears and other trade receivables are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being considered.
The obligations under the SHAPS pension scheme	This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

2. Particulars of turnover, cost of sales, operating costs and operating surplus or deficit

	Turnover	Operating costs	2025 Operating surplus/ (deficit)	2024 Operating surplus/ (deficit)
	£	£	£	£
Social lettings (note 3)	5,896,844	3,721,574	2,175,270	2,231,537
Other activities (note 4)	1,233,980	1,242,050	(8,070)	9,642
Total	7,130,824	4,963,624	2,167,200	2,241,179
Total for previous period of account	6,888,565	4,647,386	2,241,179	

for the year ended 31 March 2025

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

	General Needs	Shared Ownership	Supported Housing	2025 Total	2024 Total
	£	£	£	£	£
Rent receivable net of service charges	4,555,292	384,848	52,170	4,992,311	4,648,704
Service charges	78,106	-	1,690	79,796	75,800
Gross income from rents and service charges	4,633,398	384,848	53,860	5,072,106	4,724,504
Less voids	(11,206)	-	-	(11,206)	(12,579)
Net income from rents and service charges	4,622,192	384,848	53,860	5,060,900	4,711,925
Grants from Scottish Ministers	18,498	-	-	18,498	22,756
Grants released from deferred income	775,849	-	5,311	781,160	844,018
Other grants and miscellaneous income	36,287	-	-	36,287	68,194
Total income from social lettings	5,452,826	384,848	59,171	5,896,845	5,646,893
Operating costs on social letting activities					
Service costs	74,750	29,759	1,674	106,183	95,613
Management administration costs	1,047,953	147,951	9,623	1,205,527	967,463
Maintenance administration costs	480,435	-	4,559	484,994	401,062
Reactive maintenance costs	515,535	-	3,478	519,013	502,484
Planned and cyclical maintenance costs	274,490	-	-	274,490	260,792
Property improvements & adaptations	21,967	-	-	21,967	20,688
Bad debts – rents and service charges	15,528	-	-	15,528	9,607
Depreciation of social housing	1,085,084	-	8,789	1,093,873	1,157,647
Total operating costs on social lettings	3,515,742	177,710	28,123	3,721,575	3,415,356
Operating surplus on social lettings	1,937,084	207,138	31,048	2,175,270	2,231,537
Operating surplus on social lettings for previous period of account	1,987,804	212,472	31,261	2,231,537	

4. Particulars of turnover, operating costs and operating deficit from other activities

	Other Income	Total Turnover	Other operating costs	Operating surplus/ (deficit)	Operating surplus/ (deficit) for previous period of account
	£	£	£	£	£
Wider role	35	35	3,257	(3,222)	(466)
Factoring	26,733	26,733	26,733	-	(251)
Care and Repair Services	385,061	385,061	385,061	-	-
Development and construction of property	816,300	816,300	816,300	-	-
Development administration	-	-	6,933	(6,933)	(240)
Other activities	5,851	5,851	3,766	2,085	10,599
Total from other activities	1,233,980	1,233,980	1,242,050	(8,070)	9,642
Total from other activities for the previous period of account	1,241,672	1,241,672	1,232,030	9,642	

5. Key Management Personnel Emoluments

As per the Scottish Housing Regulator's Determination of Accounting Requirements 2019, disclosure of key management personnel's emoluments exceeding £60,000 per annum is required.

The key management personnel are defined as (a) the Management Committee, who can only receive expenses and, in certain circumstances, compensation for loss of earnings, and (b) the members of the Association's Leadership Team.

There were four officers (2024 - 2) with emoluments of £60,000 or more excluding employer's pension contributions during the period of account.

A salary sacrifice scheme was re-introduced with effect from 1 October 2021.

	2025 £	2024 £
The emoluments of personnel over £60,000pa:		
<u>Chief Executive</u>		
Excluding pension contributions	50,886	44,588
Employer's Pension contributions	<u>59,994</u>	<u>59,943</u>
	<u>110,880</u>	<u>104,531</u>
<u>Other personnel over £60,000pa</u>		
Excluding pension contributions	201,175	64,071
Employer's Pension contributions	<u>22,465</u>	<u>5,590</u>
	<u>223,640</u>	<u>69,661</u>
 Total emoluments payable	 <u>334,520</u>	 <u>174,192</u>

The Chief Executive is an ordinary member of the pension scheme. No enhanced or special terms apply.

NOTES TO THE FINANCIAL STATEMENTS (continued)

for the year ended 31 March 2025

6. **Employee Information**

The average monthly number of persons employed during the year was:

	2025	2024
Office Staff	29	32
Tradesmen	7	7
Cleaners	1	1
	<u>37</u>	<u>40</u>
Full-time equivalent	<u>29</u>	<u>29</u>

	2025 £	2024 £
Staff costs (including directors' emoluments);		
Wages and salaries	1,101,267	1,027,246
Social security costs	97,626	98,565
Pension costs (Note 23)	299,617	291,367
	<u>1,498,510</u>	<u>1,417,178</u>

7. **Operating Surplus**

	2025 £	2024 £
Operating surplus is stated after charging/(crediting):		
Depreciation	1,164,916	1,218,907
Amortisation	(781,160)	(844,018)
Direct repair costs: reactive, planned and cyclical	778,182	583,858
Auditor's remuneration		
- In their capacity as auditors (including expenses)	14,638	11,237
- In their capacity as financial advisers	762	726

8. **Interest payable and financing costs**

	2025 £	2024 £
On loans repayable wholly or partly in more than 5 years	807,768	835,907
Interest expense on defined benefit pension	7,346	8,637
	<u>815,114</u>	<u>844,544</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)

for the year ended 31 March 2025

9. Taxation

The Association was granted charitable status for taxation purposes with effect from 30 May 2001.

10. Tangible Fixed Assets

Housing Properties	Completed		Under Construction	
	Rented £	SO £	Rented £	Total £
Gross Cost				
At 1 April 2024	90,097,705	11,943,119	2,242,750	104,283,574
Transfers	-	(105,763)	105,763	-
Additions	73,108	-	1,675,006	1,748,114
Disposals	(37,956)	(299,014)	-	(336,970)
At 31 March 2025	90,132,857	11,538,342	4,023,519	105,694,718
Depreciation				
At 1 April 2024	16,699,140	-	-	16,699,140
Charge for year	1,119,733	-	-	1,119,733
Adjustment re disposals	(25,869)	-	-	(25,869)
At 31 March 2025	17,793,004	-	-	17,793,004
Net book value at:				
31 March 2025	72,339,853	11,538,342	4,023,519	87,901,714
31 March 2024	73,398,565	11,943,119	2,242,750	87,584,434

Development administration costs capitalised amounted to £5,542 (2024 - £12,476). Interest costs capitalised amounted to £nil (2024 - £9,398).

Total expenditure on works to existing properties amounted to £1,009,381 during the year (2024 - £957,671), of which £73,108 was capitalised (2024 - £397,393).

10. **Tangible Fixed Assets** (continued)

	Office Buildings £	Office fixtures, fittings, furniture & equipment £	Handymen vans and tools etc £	Total £
Cost				
At 1 April 2024	1,232,696	498,783	214,859	1,946,338
Additions	-	19,920	705	20,625
Disposals	-	(19,786)	-	(19,786)
At 31 March 2025	1,232,696	498,917	215,564	1,947,177
Depreciation				
At 1 April 2024	176,936	416,901	155,369	749,206
Charge for year	13,221	41,899	15,949	71,069
Adjustment re disposals	-	(19,779)	-	(19,779)
At 31 March 2025	190,157	439,021	171,318	800,496
Grants				
At 1 April 2024	-	37	67	104
Amortisation	-	(9)	(17)	(26)
Adjustment re disposals	-	-	-	-
At 31 March 2025	-	28	50	78
Net book value				
At 31 March 2025	1,042,539	59,868	44,196	1,146,603
At 31 March 2024	1,055,760	81,845	59,423	1,197,028

11. Fixed Asset Investments

	Subsidiary £	Shared Equity £	Total £
Net book value			
At 31 March 2025	1	-	1
At 31 March 2024	1	-	1

12. Investments

Investments at 31 March 2025 amounted to £2,414,758 (2024 - £1,315,000), comprising 27 (2024 – 16) fixed term deposit and notice accounts of varying amounts and rates, with terms of no more than 12 months, invested on the Flagstone deposit platform.

13. Work-in-progress

	2025 £	2024 £
Opening WIP	2,904,512	2,215,613
Additions	533,342	897,410
Disposals	(1,852,884)	(208,511)
Closing WIP	1,584,970	2,904,512

14. Debtors

	2025 £	2024 £
Rent arrears (Note 15)	148,302	154,856
Interest receivable	13,176	36,484
Other debtors and prepayments	315,054	249,669
	476,532	441,009

Other debtors are stated net of a provision for bad debts of £20,588 (2024 - £14,156).

15. Rents

	2025 £	2024 £
Gross arrears	166,631	173,995
Provision for bad debts	(18,329)	(19,139)
Net arrears	148,302	154,856

16. **Creditors: amounts falling due within one year**

	2025	2024
	£	£
Loan instalments due and payable - housing	7,078,562	4,142,252
Capital grants received in advance	727,095	1,513,819
HAG repayable	-	751,272
Capital expenditure	103,931	267,708
Rent in advance	99,907	140,432
Shared ownership factoring sinking fund	271,720	212,954
Loan instalments due and payable – other loans	44,289	45,746
Taxation and social security creditor	51,961	35,605
Care and Repair working capital	71,283	74,825
Services equalisation accounts	-	9,298
Factoring equalisation account	-	2,647
Other Creditors and Accruals	268,642	234,115
	8,717,390	7,430,673

17. **Creditors: amounts falling due after more than one year**

	2025	2024
	£	£
Housing loans	10,478,830	13,994,545
Other loans	135,982	180,272
	10,614,812	14,174,817

Housing loans are secured by specific charges on the Association's properties and repayable at varying rates of interest in instalments due as follows:

	2025	2024
	£	£
Within one year	7,078,562	3,445,249
Between one and two years	860,373	3,514,308
Between two and five years	2,885,365	2,904,196
In five years or more	6,733,092	7,576,041
	17,557,392	17,439,794

Other loans are unsecured and repayable as follows:

	2025	2024
	£	£
Within one year	44,289	90,036
Between one and two years	44,289	44,289
Between two and five years	91,693	120,406
In five years or more	-	15,576
	180,271	270,307

NOTES TO THE FINANCIAL STATEMENTS (continued)

for the year ended 31 March 2025

18. Deferred income – Capital Grants

Scottish Government Grants	Completed		Under Construction	Total
	Rented	SO	Rented	
	£	£	£	£
At 1 April 2024	61,241,216	8,433,524	2,052,752	71,727,492
Transfers	-	(72,785)	72,785	-
Additions	-	-	1,669,963	1,669,963
Disposals	(29,046)	(223,300)	-	(252,346)
At 31 March 2025	61,212,170	8,137,439	3,795,500	73,145,109
Other Grants				
At 1 April 2024	1,868,990	84,885	-	1,953,875
Additions	-	-	-	-
Disposals	(60)	(620)	-	(680)
At 31 March 2025	1,868,930	84,265	-	1,953,195
Amortisation				
At 1 April 2024	13,070,652	-	-	13,070,652
Charge for year	818,811	-	-	818,811
Disposals	(29,106)	-	-	(29,106)
At 31 March 2025	13,860,357	-	-	13,860,357
Net book value at:				
31 March 2025	49,220,743	8,221,704	3,795,500	61,237,947
31 March 2024	50,039,554	8,518,409	2,052,752	60,610,715

19. Share Capital

	2025	2024
	£	£
At 1 April	61	65
Issued in year	1	3
Cancelled in year	(9)	(7)
At 31 March	<u>53</u>	<u>61</u>

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividend or distribution 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.

20. Reconciliation of movement in revenue reserve

	2025	2024
	£	£
Revenue reserve brought forward	13,978,306	12,633,530
Surplus for the year	<u>1,676,656</u>	<u>1,344,776</u>
Revenue reserve carried forward	<u>15,654,962</u>	<u>13,978,306</u>

21. Capital commitments

	2025	2024
	£	£
Capital expenditure which has been contracted for but has not been provided for in the financial statements:	<u>1,980,090</u>	<u>2,709,390</u>
Capital expenditure which has been authorised but not contracted for or provided for in the financial statements:	<u>185,000</u>	<u>-</u>

22. Contingent LiabilitiesPension Scheme liabilities

Prior to 1 April 2017 the Association offered employees membership of a defined benefit pension scheme with the SFHA Pension Scheme. (Please see Note 23 for further details of this scheme). The Association has been advised by the Pensions Trust of the estimated employer debt on withdrawal from this scheme based on the financial position of the scheme as at 30 September 2024. As of this date, the estimated employer debt for Orkney Housing Association was £994,718 (2023 - £1,079,199).

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 of the 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.

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 these potential additional liabilities.

The Association has no current plans to withdraw from the SHAPS Pension Scheme. It ceased to offer membership of SHAPS defined benefit schemes from 31 March 2017, thereby limiting any future increase in liability. All staff have access to a SHAPS defined contribution scheme from 1 April 2017.

Grants written off

At 31 March 2025, the Association has disposed of components which had received £29,106 (2024 - £200,547) of grant funding. Although the disposal of these components has not given rise to a relevant event for the purposes of repayment or recycling the grant (as the Association retains the property asset), it does have a potential future obligation to repay or recycle such grant once the property is disposed of.

As the timing of any future disposal is uncertain, in accordance with Financial Reporting Standard 12 – Provisions, Contingent Liabilities and Contingent Assets, no provision has been recognised in these financial statements.

23. Pensions

SHAPS Pension Scheme

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 Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

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

The Scheme is classified as a 'last-man standing arrangement'. Therefore the 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 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 Association to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Association 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 Association 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 latest accounting valuation was carried out with an effective date of 30 September 2023. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2024 to 28 February 2025 inclusive.

NOTES TO THE FINANCIAL STATEMENTS (continued)

for the year ended 31 March 2025

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.

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	2,766	3,026
Present value of defined benefit obligation	3,162	3,456
(Deficit)/surplus in plan	(396)	(430)
Unrecognised surplus	-	-
Defined benefit (liability)/asset to be recognised	(396)	(430)

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	3,456	3,322
Current service cost	-	-
Expenses	5	5
Interest expense	166	159
Contributions by plan participants	-	-
Actuarial losses (gains) due to scheme experience	54	115
Actuarial losses (gains) due to changes in demographic assumptions	-	(20)
Actuarial (gains)/losses due to changes in financial assumptions	(395)	(11)
Benefits paid and expenses	(124)	(114)
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	3,162	3,456

23. **Pensions** (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	3,026	3,144
Interest income	145	151
Experience on plan assets (excluding amounts included in interest income) - (loss) gain	(286)	(160)
Contributions by the employer	5	5
Contributions by plan participants	-	-
Benefits paid and expenses	(124)	(114)
Assets acquired in a business combination	-	-
Assets distributed on settlements	-	-
Exchange rate changes	-	-
Fair value of plan assets at end of period	2,766	3,026

The actual return on the plan assets (including any changes in share of assets) over the period from 31 March 2024 to 31 March 2025 was (£141,000)

Defined benefit costs recognised in Statement of Comprehensive Income (SOCl)

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Current service cost	-	-
Expenses	5	5
Net interest expense	21	8
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 (SoCl)	26	13

23. **Pensions** (continued)**Defined benefit costs recognised in Other Comprehensive Income (OCI)**

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Experience on plan assets (excluding amounts included in net interest cost) - (loss) gain	(286)	(160)
Experience gains and losses arising on the plan liabilities - (loss) gain	(54)	(115)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	-	20
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	395	11
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	55	(244)
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)	55	(244)

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
Pensionable earnings increases	3.79	3.78

From 1 April 2017 all staff have access to a SHAPS defined contribution pension scheme. Details of standard employee and employer contributions are as follows:

	Employee	Employer
Default contribution rate	5%	10%

We were notified in 2021 by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of the changes. The Trustee is seeking clarification from the Court on these items, this process is ongoing with an initial judgement expected in late 2025. It is estimated that this could potentially increase the value of the full Scheme liabilities by £27m. We note that this estimate has been calculated as at 30 September 2022 on the Scheme's Technical Provisions basis. Until the Court direction is received, it is unknown whether the full (or any) increase in liabilities will apply and therefore, in line with the prior year, no adjustment has been made in these financial statements in respect of this.

24. Gain on Disposal of Fixed Assets

	Shared Ownership	Other Assets	Total 2025	Total 2024
	£	£	£	£
Income	413,750	-	413,750	387,450
Legal Expenses	(4,179)	-	(4,179)	(2,889)
Cost of Sale	(299,014)	(7)	(299,021)	(318,841)
Grants written off/abated	10,337	-	10,337	22,810
Other Costs	-	-	-	-
Gain/(Loss) on disposal	120,894	(7)	120,887	88,530

25. Legislative Provisions

The Association is incorporated under the Industrial and Provident Societies Act 1965, registered with the Scottish Housing Regulator and governed by the Housing (Scotland) Act 2010.

26. Housing Stock

The number of units of housing under development and in management at 31 March 2025 was:

		Units under Development		Units in Management	
		2025	2024	2025	2024
Housing for Rent:	General needs housing	9	9	831	830
	Supported housing	-	-	8	8
	Communal use	-	-	2	2
		9	9	841	840
Shared Ownership accommodation		-	-	123	128
New Supply Shared Equity		-	8	-	-
Total		9	17	964	968

27. Subsidiary Information

Details of the investment in which the Association holds more than 10% of the nominal value of any class of share capital are as follows:

Name of Company	Country of Registration or incorporation	Date of Incorporation	Proportion of Voting Rights	Nature of Business
OHAL Enterprises C.I.C.	United Kingdom	08/02/2012	Wholly Controlled	Presently Dormant

28. Related Parties

Any tenant who sits on the Management Committee enters into a tenancy on the Association's normal terms and conditions and cannot use this position to their advantage. The same position applies to any sharing owner in respect of their exclusive occupancy agreement.

General expenses of £1,877 (2024: £2,125) were reimbursed to Management Committee members during the year and training expenses were paid of £6,844 (2024: £5,923). There were no related party transactions in the year (2024: nil).

29. Analysis of Changes in Net Debt

	At 31 March 2024 £	Cash Flows £	At 31 March 2025 £
Cash in hand	200	-	200
Short-term investments	1,315,000	1,099,758	2,414,758
Bank	3,107,640	(109,989)	2,997,651
Debt due within 1 year	(4,187,998)	(2,934,863)	(7,122,851)
Debt due after 1 year	(14,174,817)	3,560,005	(10,614,812)
	<u>(13,939,775)</u>	<u>1,614,911</u>	<u>(12,325,054)</u>