

**PARKHEAD HOUSING ASSOCIATION LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**Registered Housing Association No. HCB167**

**Financial Conduct Authority No. 1911RS**

**Registered Charity No SC030908**

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **THE BOARD, EXECUTIVES AND ADVISERS**

**YEAR ENDED 31 MARCH 2025**

### **THE BOARD**

Susan McKeown	Chairperson	Paul McGuckin	
Adele Edwards	Vice Chair	William Pearson	
Izabela Trzcielinska		Linda Pike	
John Buchanan		James Reilly	
Sandra Cole		Kayla Roden	Casual Member
John Cowlan		Fatih Vursavas	
Elizabeth Kennedy		Matthew Reid	Secretary

### **EXECUTIVE OFFICERS**

Aileen McGuire	Chief Executive
Graeme Aitken	Director of Operations
Laurie Boles	Director of Finance and ICT
Andy Duffus	Director of Development and Corporate Services

### **REGISTERED OFFICE**

John Ferguson House  
40 Helenvale Street  
Glasgow  
G31 4TF

### **EXTERNAL AUDITOR**

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

### **INTERNAL AUDITOR**

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

### **BANKERS**

Royal Bank of Scotland  
100 West George Street  
Glasgow  
G2 1PP

### **SOLICITORS**

TC Young  
7 West George Street  
Glasgow  
G2 1BA

### **Registration Particulars:**

Financial Conduct Authority

Co-operative and Community Benefit Societies Act 2014  
Registered Number 1911 R (S)

Scottish Housing Regulator

Housing (Scotland) Act 2010  
Registered Number HCB 167

Scottish Charities

Charities and Trustee Investment (Scotland) Act 2005  
Scottish Charity Number SC 030908

**PARKHEAD HOUSING ASSOCIATION LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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## **PARKHEAD HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD AS AT 31 MARCH 2025**

The Board present their report and audited financial statements for the year ended 31 March 2025.

#### **Principal activities**

The principal activity of Parkhead Housing Association Limited (PHA) is the development, management and maintenance of housing for people in housing need. The Association fully owns two subsidiaries, Parkhead Development Company Ltd and Parkhead Lettings Company Ltd. Parkhead Development Company provides cleaning and land maintenance services to the Association. Parkhead Lettings Company provides renting and operating of Housing Association real estate under Mid-Market Rent.

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

The table below shows the properties that we own and manage:

	<b>2025</b>	<b>2024</b>
<b>Managed Property Numbers (7 Special needs)</b>		
Tenanted Property	1,762	1,758
Shared Ownership Properties	25	25
Factored properties	320	324
Total	<u>2,107</u>	<u>2,107</u>

#### **Our strategic aims**

Parkhead Housing Association's mission statement outlines its commitment to the local community and undertakes its strategic aims. This statement is as follows:

"We aim to be an excellent landlord and factor providing good quality affordable homes within the Parkhead area and its wider community. We promote the involvement of our stakeholders in our decision making so that we can be sure that our services meet their needs. We work with the community and other partners to improve Parkhead as a place in which to live and we seek to play a significant role in the regeneration of the physical, economic and social life of Parkhead".

PHA's core values are:

- 1 Community Centred - we will ensure that the focus of our work meets the needs and aspirations of the Parkhead Community.
- 2 Partnership - we will work with others to improve services and improve the daily lives our residents and other stakeholders.
- 3 Service Excellence - we will provide the best possible level of services to all customers at all times.
- 4 Integrity - we will be open and accountable, respect others and behave in a professional and ethical manner at all times.

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **REPORT OF THE BOARD**

**AS AT 31 MARCH 2025**

**(Continued)**

### **Review of the Business and future developments**

The Association has had a productive year by achieving several key milestones, which enables us to strengthen our ability to deliver services for the Parkhead community. Our focus on creating new initiatives reinforcing our position as a community based housing association has been the driving force behind our recent investments both in time and use of tenant funds.

Firstly, in March 2025, we completed the long awaited launch of our online portal; named 'My Home' which enables tenants and owners to register and gain access to their accounts and personal information in a safe and secure online environment. This new facility provides an additional option for customers to manage their tenancy, request repairs, pay rent and get involved in tenant panels. Our ability to effectively provide services and communicate with customers can now be equally covered by visiting our local office or via our website.

Secondly, the IT infrastructure that supports our service delivery has undergone significant change with the introduction of new hardware to replace obsolete servers previously used to host the network locally. A large proportion of this crucial equipment is now located off-site in a more secure location to mitigate cyber-crime. By strengthening our cyber security, the Association achieved the Cyber Essentials Plus accreditation and the introduction of further software to safeguard the PHA network and increased scrutiny on potential threats of malware.

Part of our loan portfolio was refinanced resulting in positive changes to the calculation basis for specific covenants and generating much needed headroom for debt capacity to fund future new build programmes. The move to a more competitive interest rate and margin has reduced overall debt servicing costs over the long term. Furthermore, by changing the interest rate mix, the Association has a more balanced portfolio and reduces the residual risk to the business.

Significant progress was achieved in our overall ratings for Customer Service Excellence accreditation, resulting from new initiatives introduced. Firstly, our communication strategy strengthened by upgrading our capability on social media platforms and use of bulletin boxes to promote community events and share important news to tenants and residents. Secondly, our website now offers user-friendly browsing options for individuals with disabilities, situational challenges and language support. Finally, a Social Purpose Manager has been appointed to our Senior Management team in recognition of the priority placed by the Association on tenant participation and social inclusion within the Parkhead community.

During the year, Parkhead Development Company, continued to achieve improved results for estate management. Our customers provided positive feedback for consistency of cleaning of the common areas and upkeep of backcourts, confirming that our training and development programme for staff is working and producing good results.

Operationally, our performance has remained strong throughout demonstrated by our continued compliance on annual gas inspections and monitoring energy performance of the housing stock. The Association undertook investment totalling £1.6m in the housing stock. Firstly, £470k for the roof replacement for two blocks in Whitby Street and, secondly, £380k incurred on the first phase of the window replacement programme covering several areas of Parkhead. Finally, £350k for smaller projects to replace kitchens, bathrooms and central heating systems. In addition, £630k was spent acquiring 4 properties from the open market, supported by £450k funding from Scottish government. From our wider role activities, several events were held at the Parkhead Schoolhouse to promote social inclusion and our Christmas festivities for senior citizens were a success.

## **PARKHEAD HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD**

**AS AT 31 MARCH 2025**

**(Continued)**

#### **Review of the Business and future developments (Cont'd)**

Our staff continue to volunteer with the Registered Tenants Organisation (RTO) at social outings to build relationships within the community. Remarkably, rental arrears continue to reduce and are now at their lowest ever percentage of Turnover, especially against the backdrop of continual hardship experienced from our tenants. The Association would like to thank both tenants for their effort in prioritising rental payments over the last year and to our contractors for providing high quality services at competitive prices.

Once again, the Board are proud of the way our staff has continued to react positively and show resilience when facing the challenges of these uncertain times.

Looking ahead to 2025/26, our financial planning strategy will outline our ambition to provide significant investment to build new homes and upgrade existing housing stock, as well as the annual rental uplifts required to remain sustainable into the future.

We commenced work at Belvidere / Silverdale Street site to build 24 properties. This project will ensure that the Association will generate much needed rental growth and hopefully be the catalyst for other new build opportunities within the Parkhead area. Over the years, the Association has invested wisely in the housing stock to achieve good energy ratings across all construction types and compare well against the social housing average. Looking forward, our technical services team continually appraise new technologies in construction and heating systems to identify ways of making homes even more energy efficient.

Housing and technical teams will benefit from new computer tablets with cellular capability to enable them to directly access your account online during home visits and in public spaces such as the Parkhead Schoolhouse. In addition, making wider use of the new portals for tenants and owners will be a particular focus in 2025. The desired outcome will achieve the optimum balance for tenants to access information online or continue to receive updates via newsletters and annual reports. Our tenant participation strategy will continue to include an annual programme of community events whereby tenants have an opportunity to participate or gain access to the necessary resources to help us make a difference. For example, our Chief Executive will continue to hold monthly surgeries in the Community Café, located in the Parkhead Schoolhouse, whereby tenants can meet and ask questions.

The Board recognised the severe financial impact that the economic outlook was having on many of our tenants, after reviewing our short and longer term financial forecasts, made the decision to apply a rental increase of 4.0% for 2025. This uplift is line with inflation rise and maintains the balance of ensuring sustainability of the Association and the hope our tenants will cope through this challenging period.

Despite the uncertainty over the last year the Association has managed to generate an operating surplus and maintain a strong balance sheet. Our net current assets position benefited from the recent refinancing exercise which reduced our creditors due less than a year by 100% compared to the previous year.

The cumulative cash balances at £8.3m are specifically set aside to support our new build development project rather than increasing the level of borrowing. In addition, albeit challenging at times we managed to invest £1.6m in component replacements to our existing properties.

The net assets position reduced to £27.3m mainly due to the change in accounting treatment of the pension asset whereby a £4.8m asset ceiling adjustment has been applied to show a value of £nil.

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **REPORT OF THE BOARD**

**AS AT 31 MARCH 2025**

**(Continued)**

### **Review of the Business and future developments (Cont'd)**

Our financial base continues to be strong with an increased turnover of £10.7m from £10.1m last year. The details in these accounts are testimony to how hard the whole organisation has worked to ensure sound financial controls as well as sound operational and strategic direction especially during a very changing operational environment.

As an organisation we are all committed to ensuring we continue to deliver our long-term business strategy. The demand for affordable housing has never been more profound. It is vital that PHA continues to build much-needed affordable new homes, as well as ensuring year on year investment to our existing homes.

Going forward, the Association, with strong foundations and robust financial position, coupled with great people, has the ability to achieve growth and fulfil its true business potential. Having these healthy reserves ensures as an organisation we are equipped to take advantage of any business opportunities that may arise, and we are able to deliver our asset management plan and environment strategy. In addition, we can continue to attract private finance borrowings for any future developments.

With our five-year strategy, we aim to grow by building more energy efficient homes, and creating a truly customer focused culture that puts our tenants at the heart of everything we do. Also, working in partnership to deliver our social purpose strategy that creates a sustainable and vibrant community for the future.

We will continue to invest in our people giving them the opportunity to grow and develop, to influence and be part of the future success of our organisation, nurturing a positive inclusive culture, promoting our Association as a great place to work.

The Board have reviewed the results for this year and has reviewed the financial projections for the next five years along with forecasts set out in the Association's 30-year Financial Plan. The projections have been stress tested for variations in interest, inflation and rent income and include proposed development and improvements to current housing stock and the funding requirements for this work. However, prolonged challenges from inflation and higher interest rates for borrowing place considerable financial pressure over the short to medium term.

For the 2025/26 financial year, our annual budget is set to outturn an operating surplus of £238k, 2% of turnover, and thereafter increasing to 8% for 2026/27 financial year. As a result, our operating cost base will be closely monitored to ensure core services are effectively delivered and opportunities are maximised from our digital transformation strategy.

The Board has concluded that the present arrangements are adequate for the Association to meet its liabilities as they fall due for the foreseeable future. The publication of our Annual Assurance statement demonstrates that the Board are satisfied that all key business areas are subject to significant financial control and management overview. The evidence bank presented for review provides assurance that corporate governance, risk management, housing services and health and safety are of a high standard. Accordingly, it continues to adopt the Going Concern basis in preparing the financial statements. The level of cumulative cash reserves, land held for development, proactive treasury management and a comprehensive approach to secure funding (grant and private) are all evidenced in these financial statements.

Whilst uncertainty is likely to continue for some time, our Board are confident that the Association will emerge from this period stronger with greater focus for the future. We are working in collaboration with our



# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **REPORT OF THE BOARD**

**AS AT 31 MARCH 2025**

**(Continued)**

### **Review of the Business and future developments (Cont'd)**

tenants and local residents to deliver services that they want to see within their community, to achieve a sustainable and viable environment for the future.

### **The Board**

The members of the Board during the year to the 31 March 2025 and up to the date of approval of the financial statements were:

Susan McKeown	Chairperson	Sophie Morrison	(appointed 16 <sup>th</sup> Apr 2024)
Adele Edwards	Vice Chair (appointed 9th Oct 2024)	Paul McGuckin	(removed 1 <sup>st</sup> July 2025)
Isabela Trzcielinska		William Pearson	
John Buchanan		James Reilly	
Sandra Cole		Kayla Roden	
Jon Cowlan		Fatih Vursavas	
Liz Kennedy		Sher McKenzie	(resigned 19 <sup>th</sup> Sept 2024)
Linda Pike		Matthew Reid	Secretary

### **Executive Officers**

Aileen McGuire, Chief Executive  
Graeme Aitken, Director of Operations  
Laurie Boles, Director of Finance and ICT  
Andy Duffus, Director of Development and Corporate Services

### **Operational Review**

#### **1. Corporate Governance**

The Board has maintained its record on ensuring it operates at the highest levels of Governance and has taken steps to ensure that the Board is as representative of its shareholder base as it can be. The Board has maintained its training and skills assessment processes. Recruitment of new and retention of existing Board members has been positive with 2 new individuals elected during the past 12 months thus increasing the overall skillset. The annual appraisal process of Board and Senior Management Team was successful resulting in joint training seminars being held on emerging issues within the social housing sector. The Scottish Housing Regulator has reported our engagement level and assurance status as "Low" and "Compliant".

The Audit and Risk Committee continue to operate well within the structure of the organisation with good effect. The Risk Register is regularly reviewed and updated as and when any particular risks have been identified. The policies on internal controls remain have the focus of the sub-committee.

#### **2. Services to tenants**

Services to tenants is our core business. The full extent of housing management services were successfully delivered and the repairs and maintenance programme was not subject to any significant challenges, with all key milestones being met. Cost pressures from high inflation and increasing borrowing rates impacted our operating surplus but service delivery was uninterrupted. In addition, our tenancy sustainability was strong and where properties did become available, the void period was kept



# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **REPORT OF THE BOARD**

**AS AT 31 MARCH 2025**

**(Continued)**

### **Review of the Business and future developments (Cont'd)**

within the Scottish average re-let period. All necessary repairs to maintain properties at the lettable standard were undertaken during the void period.

### **3. Social Responsibility**

The Association has always been more than bricks and mortar. The wider role operation has developed into its Social responsibility agenda and includes actions to help mitigate poverty in all its forms, creating sustainable employment, improving where it can, the health and wellbeing of its tenants both physical and mental to help tackle education inequalities that still to this day blight many of the East End's young people. The physical environment, an important part of creating a safe and secure community are all key objectives as the Association moves forward.

The Board will continue to investigate social enterprise options to enable the creation of sustainable employment opportunities within our community.

### **4. Other Areas**

#### **Risk Management Policy:**

- The Board has identified the main areas of risk for the Association under the headings of Corporate Objectives (Governance), Economic, Political, Reputational, Operational, Technological and Health. The Board have identified specific controls around these risks in order to mitigate the risk to an acceptable level. Assurance is gained on the effectiveness of these controls through a combination of internal and external validations, and these are reviewed by the Board.
- The Association holds a full strategic Risk Register. The key risks identified during the year and their mitigation is as follows:
  - Changes to Welfare Benefit – Operational/Economic/Political
    - The risk is associated with potentially higher rent arrears. The Association has reviewed Housing Officer patch sizes resulting in a continual reduction in rental arrears and strengthening of tenancy sustainability. The Welfare Rights team continues to produce positive results in providing advice and working proactively to support tenants.
  - Loss of Key Staff – loss of decision makers, cost of recruitment
    - The CEO and Senior Management Team work jointly to ensure that staff retention is given high priority and sufficient funding is available to maintain continual professional development and attendance at key conferences. In addition, a succession planning policy and review of the organisational structure is complete.
  - Failure to comply with EESSH – Sanctions for failure to comply
    - The Association has set targets for housing contribution to energy consumption and greenhouse gas emissions, measured by EPC's.

## **PARKHEAD HOUSING ASSOCIATION LIMITED**

### **REPORT OF THE BOARD**

**AS AT 31 MARCH 2025**

**(Continued)**

- Appropriate systems in place for the collection of equalities data
  - The Association has introduced a new housing and finance system with capability to securely store personal information. The tenant portal is scheduled to be upgraded to the premium package with additional functionality to enable this data to be proactively monitored.
- Delivering on our duties to tenant and resident safety
  - The Association continues to achieve full compliance in all areas of safety across our properties, and introduced a damp and mould policy to cover the risk from emerging issues.

#### **Related Party Transactions**

Eight (2024: Seven) members of the Board were tenants in the year. Their tenancies are on the Association's normal tenancy terms' and they cannot use their positions to their advantage.

All transactions between Parkhead Housing Association and its subsidiaries, Parkhead Development Company and Parkhead Letting Company, are carried out on an arms-length basis.

#### **Maintenance policies**

The Association seeks to maintain its properties to the highest standard. To this end, programmes of cyclical repairs are carried out in the medium term to deal with the gradual and predictable deterioration of building components. It is expected that the cost of all these repairs would be charged to the Income and Expenditure account.

#### **Major Repairs Programme**

In addition, the Association has a long-term programme of major repairs to cover for works which have become necessary since the original development was completed, including works required by subsequent legislative changes. This includes replacement or repairs to features of the properties, which have come to the end of their economic lives. In line with the SORP 2018, replacements to building components (as identified in note 1) are capitalised in the accounts as they occur. All other repairs are charged to the Income and Expenditure account.

#### **Treasury and Financial Management**

The Association has taken steps to improve its internal auditing facility and the Association has introduced a new audit regime to better reflect the risks which could affect the Association in the future.

The Board on a regular basis consider the financial progress of the Association and take the necessary action to deal with adverse variances should they arise.

The Association performs effective cash management, to generate bank interest, by placing surplus cash funds in high interest savings accounts with the main commercial lenders.

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **REPORT OF THE BOARD AS AT 31 MARCH 2025 (Continued)**

### **People policies and Health & Safety**

The Association fully recognises that its people are its most important asset. It is they who manage the business. PHA is fully committed to staff development, training and to the maintenance of a good working environment. The continuing Gold Award for Health at Work underlines this commitment. So too was the attainment of a number of staff with additional qualifications to enable them to enhance their role in the business. The Association currently complies and will always ensure it complies with all relevant employment legislation.

### **Disabled employees**

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

### **Budgetary and Planning Process**

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

### **Rental income**

The Association's Rent Policy is a points system based on the size, type and facilities of the accommodation. The policy ensures that the rent structure is easy to administer and covers the wide variations within the Association's properties. The point's value is reviewed annually to ensure that the rents cover the required costs. This policy follows the generally accepted practice/principles of the Housing Movement.

### **Disclosure of information to the auditors**

As far as the Board members are aware there is no relevant audit information of which the auditors are unaware and the Board members have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to ensure that the auditors are aware of any such information.

### **Auditors**

RSM UK Audit LLP has indicated its willingness to continue in office.

On behalf of the Board



Matthew Reid  
Secretary

Date: 16th Feb 2025

## **PARKHEAD HOUSING ASSOCIATION LIMITED**

### **STATEMENT OF THE BOARD RESPONSIBILITIES UNDER THE CO-OPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014 FOR A REGISTERED SOCIAL LANDLORD**

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus or deficit for that period. In preparing these financial statements, the Board to 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

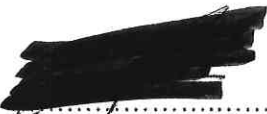
The Board is responsible for instituting adequate systems of internal control and for:

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

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

The Board is responsible for the maintenance and integrity of the financial information included on the Parkhead Housing Association Limited website.

By order of the Board



Matthew Reid  
Secretary

Date: 16th Nov 2015

# PARKHEAD HOUSING ASSOCIATION LIMITED

## THE BOARD'S STATEMENT ON INTERNAL

### FINANCIAL CONTROL

31 MARCH 2025

The Board acknowledge their ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments 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 Board's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material misstatement or loss. Key elements include ensuring that:

- Formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets.
- Experienced and suitably qualified staff take responsibility for important business functions.
- Forecasts and budgets are prepared regularly which allow the Board and staff to monitor the key business risks and financial objectives and progress towards the 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 variance from budgets are investigated as appropriate.
- All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures.
- The Board review reports from management and from both internal and external auditors to provide reasonable assurance that control procedures are in place and are being followed.
- Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.
- An internal auditor has been appointed in accordance with the requirements of Guidance Note 97/06. An audit plan was set and completed for the year. The results of the work confirm that the Association has satisfactory procedures for managing its financial governance.

The Board have reviewed the system of internal financial control in the Association during the year ended 31 March 2025. No weaknesses were found in internal financial controls which could result in material losses, contingencies, or uncertainties which require disclosure in the financial statements or in the auditors' report on the financial statements.

By order of the Board



Matthew Reid  
Secretary

Date: 16th Sept 2025

**PARKHEAD HOUSING ASSOCIATION LIMITED**

**REPORT BY THE AUDITORS TO THE MEMBERS OF**

**PARKHEAD HOUSING ASSOCIATION LIMITED**

**ON CORPORATE GOVERNANCE MATTERS**

In addition to our audit of the Financial Statements, we have reviewed your statement on page 12 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

**Basis of Opinion**

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

**Opinion**

In our opinion the Statement on Internal Financial Control on page 12 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.



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

Date 19/09/25

**PARKHEAD HOUSING ASSOCIATION LIMITED**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**PARKHEAD HOUSING ASSOCIATION LIMITED**

**Opinion**

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

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2025 and of its income and expenditure of the Association for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – February 2019.

**Basis for opinion**

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and the Co-operative and Community Benefit Societies Act 2014 and report in accordance with regulations made under those Acts.

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 about the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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



**PARKHEAD HOUSING ASSOCIATION LIMITED**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**PARKHEAD HOUSING ASSOCIATION LIMITED**

**Other information**

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

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

We have nothing to report in this regard.

**Opinion on other matters under the Co-operative and Community Benefit Societies Act 2014**

In our opinion, the following continued to apply throughout the year of account:

- the reason given by the Board in respect of a previous year of account for subsidiaries to not be dealt with in the financial statements (having been approved by the FCA under section 99, subsection (3)); and
- the grounds given by the Board/Committee for that reason.

**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:

- proper books of account have not been kept by the association in accordance with section 75; or
- a satisfactory system of control over transactions has not been maintained by the association in accordance with section 75; or
- the income account and the balance sheet are not in agreement with the books of account of the association; or
- we have not obtained all the information and explanations which, to the best of our knowledge and belief, we consider necessary for the purposes of our audit.

**Responsibilities of the Board**

As explained more fully in the Statement of Board Responsibilities set out on page 11, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

**PARKHEAD HOUSING ASSOCIATION LIMITED**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**

**PARKHEAD HOUSING ASSOCIATION LIMITED**

**Auditor's responsibilities for the audit of the financial statements**

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

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

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

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

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

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

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

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

**PARKHEAD HOUSING ASSOCIATION LIMITED**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**PARKHEAD HOUSING ASSOCIATION LIMITED**

The most significant laws and regulations that have an indirect impact on the financial statements are the Housing (Scotland) Acts 2006, 2010 and 2014, the Co-operative and Community Benefit Societies Act 2014, the Scottish Housing Regulator's Regulatory Framework (published 2019) and the General Data Protection Regulations. We performed audit procedures to inquire of management and those charged with governance whether the Association are in compliance with these law and regulations and inspected correspondence with licensing or regulatory authorities.

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

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

**Use of our report**

This report is made solely to the Association's members as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014 and the Charities and Trustee Investment (Scotland) Act 2005. 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.



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

Date: 19/09/25

RSM UK Audit LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

# PARKHEAD HOUSING ASSOCIATION LIMITED

## STATEMENT OF COMPREHENSIVE INCOME

**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
<b>Turnover</b>	2	10,669,140	10,121,917
Operating costs	2	<u>(9,893,267)</u>	<u>(9,314,515)</u>
<b>Operating surplus</b>	2	775,873	807,402
Interest receivable		301,118	253,705
Interest and financing costs	4	(1,018,659)	(1,089,485)
Other finance income	22	<u>148,000</u>	<u>134,000</u>
Surplus on ordinary activities before tax		206,332	105,622
<b>Taxation on surplus on ordinary activities</b>	5	<u>-</u>	<u>-</u>
Operating surplus for year	6	<u>206,332</u>	<u>105,622</u>
Actuarial gain in respect of pension scheme	22	1,826,000	537,000
Asset ceiling adjustment in respect of pension scheme	22	(4,822,000)	-
<b>Total Comprehensive Income for the year</b>		<u>(2,789,668)</u>	<u>642,622</u>

The accompanying notes form part of these financial statements

# PARKHEAD HOUSING ASSOCIATION LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2025

	Notes	£	2025 £	2024 £
<b>Tangible Fixed Assets</b>				
Housing properties	9a		76,152,440	76,346,971
Other Fixed assets	9b		1,856,241	1,985,042
Investments	10		101	101
			<u>78,008,782</u>	<u>78,332,114</u>
<b>Current Assets</b>				
Trade and other debtors	11	1,242,707		651,129
Cash and cash equivalents		<u>8,258,702</u>		<u>9,189,121</u>
		9,501,409		9,840,250
<b>Current Liabilities</b>				
<b>Creditors</b> - Amounts falling due within one year	12	<u>(3,683,014)</u>		<u>(7,314,205)</u>
<b>Net current assets</b>			<u>5,818,395</u>	<u>2,526,045</u>
<b>Total Assets Less Current Liabilities</b>			83,827,177	80,858,159
<b>Creditors</b> – Amounts falling due after more than one year	13		(56,485,245)	(53,919,105)
Provisions for liabilities:				
Pension asset	22		-	3,190,000
Other provisions	16		<u>(25,202)</u>	<u>(22,652)</u>
<b>Net assets</b>			<u>27,316,730</u>	<u>30,106,402</u>
<b>Capital and reserves</b>				
Share capital	17		74	78
Revenue reserves	17		<u>27,316,656</u>	<u>30,106,324</u>
			<u>27,316,730</u>	<u>30,106,402</u>

These financial statements on pages 18 to 45 were approved and authorised for issue by the Board on 20/08/25 and signed on their behalf by:

Board Member:

Board Member:

Secretary:

# PARKHEAD HOUSING ASSOCIATION LIMITED

## STATEMENT OF CASH FLOWS

YEAR TO 31 MARCH 2025

	Notes	£	2025 £	2024 £
<b>Net cash provided by operating activities</b>	19		2,292,387	2,404,981
<b>Cash flow from investing activities</b>				
Purchase of tangible fixed assets	(2,931,450)			(2,477,926)
Proceeds of disposal of tangible fixed assets	-			-
Interest received	301,118			253,705
Grants received	127,567			115,264
HAG received	1,151,755			757,106
<b>Net cash used in investing activities</b>			(1,351,010)	(1,351,851)
<b>Cash flow from financing activities</b>				
Interest paid	(1,008,072)			(1,082,398)
Repayments of borrowings	(8,863,720)			(742,280)
New loan finance received	8,000,000			-
Cancellation of share capital	(8)			(15)
Issue of share capital	4			6
<b>Net cash (used in)/provided by financing activities</b>			(1,871,796)	(1,824,687)
<b>Net change in cash and cash equivalents</b>			(930,419)	(771,547)
Cash and cash equivalents at the beginning of the year	9,189,121			9,960,668
Cash and cash equivalents at the end of the year			8,258,702	9,189,121
<b>Analysis of cash and cash equivalents</b>				
Cash in hand			8,258,702	9,189,121
<b>Total cash and cash equivalents</b>			8,258,702	9,189,121

Further details are given in note 19.

# PARKHEAD HOUSING ASSOCIATION LIMITED

## STATEMENT OF CHANGES IN EQUITY

YEAR TO 31 MARCH 2025

	Share Capital £	Revenue Reserve £	Total £
Balance as at 1 April 2023	87	29,463,702	29,463,789
Issue of shares	6	-	6
Cancellation of Shares	(15)	-	(15)
Surplus for year	<u>-</u>	<u>642,622</u>	<u>642,622</u>
<b>Balance as at 31 March 2024</b>	<u>78</u>	<u>30,106,324</u>	<u>30,106,402</u>
Balance as at 1 April 2024	78	30,106,324	30,106,402
Issue of shares	4	-	4
Cancellation of Shares	(8)	-	(8)
Deficit for year	<u>-</u>	<u>(2,789,668)</u>	<u>(2,789,668)</u>
<b>Balance as at 31 March 2025</b>	<u>74</u>	<u>27,316,656</u>	<u>27,316,730</u>



# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **PRINCIPAL ACCOUNTING POLICIES**

**AS AT 31 MARCH 2025**

### **1.0 Legal Status**

The Association is registered under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Scottish Housing Regulator under the Housing (Scotland) Act 2010.

The address of the Company's registered office and principal place of business is 40 Helenvale Street, Glasgow, G31 4TF.

The Association's principal activities are detailed in the Board Report. The nature of the Association's operations is detailed in the Board Report.

The Association is a Public Benefit Entity.

### **1.1 Basis of Accounting**

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

The financial statements are prepared in Sterling (£).

### **1.2 Consolidation**

The Association and its subsidiary undertakings comprise a group. The Financial Conduct Authority has granted exemption from preparing group financial statements. The accounts therefore represent the results of the Association and not the group.

### **1.3 Critical Accounting Estimates and Areas of Judgement**

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

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

#### ***Critical accounting estimates:***

##### ***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***

Useful lives of housing property - management reviews its estimate of the useful lives of depreciable assets at each reporting date in line with the asset management strategy.

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **PRINCIPAL ACCOUNTING POLICIES**

**AS AT 31 MARCH 2025**

**(Continued)**

### **1.3 Critical Accounting Estimates and Areas of Judgement (continued)**

#### *Pension Assets and 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. Since the year end there has been volatility in market assumptions resulting in the actuarial valuation reporting the overall pension fund as an asset. However, stock market performance is cyclical and is envisaged that future pension liabilities will increase – resulting in an eventual return to a pension liability over the longer term.

### **1.4 Going Concern**

The Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. This is based on the annual budget and strategic financial planning for 2025/29, which was approved by the Board. This continues to show a strong financial performance with significant investment in new supply of housing stock, management and maintenance of housing stock and full repayment of loans by 2029. Cash flows remain positive throughout the plan and all financial covenants, which are forecast also, are met. These are closely monitored throughout.

### **1.5 Turnover and Revenue Recognition**

Turnover relates to the income from the letting of properties at affordable rents and service charge income together with revenue grants receivable in the period. Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids.

Income from first tranche sales is recognised at the point of legal completion of the transaction.

### **1.6 Government Grants**

Government grants include grants receivable from the Scottish Government, local authorities and other government bodies. Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received. Reasonable assurance is normally obtained when the grant has been awarded in writing.

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **PRINCIPAL ACCOUNTING POLICIES**

**AS AT 31 MARCH 2025**

**(Continued)**

### **1.6 Government Grants (continued)**

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

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

### **1.7 Other Grants**

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

### **1.8 Other Income**

#### *Interest related income and costs*

All related transactions are accrued on a time-apportioned basis, by reference to the principal outstanding at the effective interest rate.

### **1.9 Fixed assets - Housing properties**

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

Completed housing properties are stated at cost less accumulated depreciation and impairment losses.

Cost includes the cost of acquiring land and buildings, and expenditure incurred during the development period.

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

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

Works to existing properties which fail to meet the above criteria are charged to the Income and Expenditure account.

Shared ownership properties are included in housing properties at cost, less any provisions needed for depreciation or impairment.

## **PARKHEAD HOUSING ASSOCIATION LIMITED**

### **PRINCIPAL ACCOUNTING POLICIES**

**AS AT 31 MARCH 2025**

**(Continued)**

#### **1.9 Fixed assets - Housing properties (continued)**

Depreciation is charged on a straight-line basis over the expected economic useful lives of each major component that makes up the housing property as follows:

Land	Not depreciated
Housing Properties under Construction	Not depreciated
Structure	Over 50 years
Roof	Over 40 years
Kitchen	Over 18 years
Bathroom	Over 50 years
Heating system - Boiler	Over 13 years
Heating system – ex boiler	Over 26 years
Windows and external doors	Over 30 years
Internal doors	Over 50 years
Lift	Over 50 years

Surpluses and deficits on the sale of housing properties are accounted for in the Income and Expenditure account in the year of disposal. The surplus or deficit is shown on the face of the Income and Expenditure Account.

First tranche Shared Ownership disposals are credited to turnover on completion, the cost of construction of these sales is included as work in progress until the point of sale when the costs are taken to operating costs. Disposals of subsequent tranches are treated as fixed asset disposals with the gain or loss on disposal taken to the Income and Expenditure account.

#### **1.10 Impairment of Fixed Assets**

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

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in the income and expenditure account.

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

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **PRINCIPAL ACCOUNTING POLICIES**

**AS AT 31 MARCH 2025**

**(Continued)**

### **1.11 Other Fixed Assets**

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

Office Premises (excluding land)	- 1.5% - 3.33%
Furniture and Fittings	- 33.33%
Computer Equipment	- 20%
Office Equipment	- 33.33%

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in the statement of comprehensive income.

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

### **1.12 Borrowing Costs**

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

All other borrowing costs are expensed as incurred.

### **1.13 Tax**

The Association has charitable status and is registered with the Office of Scottish Charities Regulator and is therefore exempt from paying Corporation Tax on charitable activities.

### **1.14 Value Added Tax**

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

### **1.15 Deposits and Liquid Resources**

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

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **PRINCIPAL ACCOUNTING POLICIES**

**AS AT 31 MARCH 2025**

**(Continued)**

### **1.16 Employee Benefits**

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

Employees are entitled to carry forward up to 5 days of any unused holiday entitlement at the reporting date. The cost of any unused entitlement is recognised in the period in which the employee's services are received.

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

### **1.17 Financial Instruments**

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

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

#### ***Financial assets***

##### ***Debtors***

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

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

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

#### ***Financial liabilities***

##### ***Trade Creditors***

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

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **PRINCIPAL ACCOUNTING POLICIES**

**AS AT 31 MARCH 2025**

**(Continued)**

### **1.17 Financial Instruments (continued)**

#### *Borrowings*

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

Commitments to receive a loan are measured at cost less impairment.

### **1.18 Contingent Liabilities**

A contingent liability is either a possible, but uncertain, obligation or a present obligation that is not recognised because it fails to meet the recognition criteria of a provision. As required by FRS 102, disclosures of a contingent liability will be made unless the possibility of an outflow of resources is remote. The Association does not recognise a contingent liability but discloses its existence in the financial statements.

### **1.19 Pension Costs**

The Association participates in the Strathclyde Pension Fund 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 organisations taken as a whole.

The expected cost to the Association of pensions is charged to income so as to spread the cost of pensions over the service lives of the employees in the scheme taken as a whole.

The Association has fully adopted section 28 of FRS102 'Employee Benefits'.

The difference between the fair value of the assets held in the Association's defined benefit pension scheme and the scheme's liabilities measured on an actuarial basis using the projected unit method as recognised in the Association's balance sheet as a pension scheme liability as appropriate.

### **1.20 Provisions**

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

### **1.21 Investments**

Investments in subsidiaries are accounted for at cost less impairment in individual financial statements



# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

### 2. Particulars of turnover, operating costs and operating surplus/(deficit)

		Turnover	Operating Costs £	Operating Surplus/ (deficit) 2025 £	Operating Surplus/ (deficit) 2024 £
Affordable letting activities	3a	10,074,546	9,148,383	926,163	881,174
Other Activities	3b	594,594	744,884	(150,290)	(73,772)
<b>Total</b>		<u>10,669,140</u>	<u>9,893,267</u>	<u>775,873</u>	<u>807,402</u>
<b>Total for previous reporting period</b>		<u>10,121,917</u>	<u>9,314,515</u>	<u>807,402</u>	

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 3a. Particulars of Income and Expenditure from affordable letting activities

	General Needs Housing	Supported Social Housing	Shared Ownership Housing	2025 Total	2024 Total
	£	£	£	£	£
<b>Income from lettings</b>					
Rent receivable net of identifiable service charges	8,142,399	329,107	76,667	8,548,173	8,024,467
Service charges receivable	353,901	-	-	353,901	331,016
Gross Rents Receivable	8,496,300	329,107	76,667	8,902,074	8,355,483
Less: Rent Losses from Voids	(66,959)	-	-	(66,959)	(40,741)
<b>Net Rents Receivable</b>	<b>8,429,341</b>	<b>329,107</b>	<b>76,667</b>	<b>8,835,115</b>	<b>8,314,742</b>
Grants released from deferred income	1,213,210	-	26,221	1,239,431	1,223,592
<b>Total income from Affordable Letting Activities</b>	<b>9,642,551</b>	<b>329,107</b>	<b>102,888</b>	<b>10,074,546</b>	<b>9,538,334</b>
<b>Expenditure on Affordable Letting Activities</b>					
Service costs	373,760	-	-	373,760	383,580
Management and maintenance administration costs	1,725,548	44,651	94,837	1,865,036	1,735,412
Planned and cyclical maintenance including major repair costs	1,881,725	-	-	1,881,725	1,784,383
Reactive maintenance costs	1,965,966	-	-	1,965,966	1,827,270
Bad debts – rents and service charges	11,316	-	-	11,316	1,243
Depreciation of social housing	3,033,140	-	17,439	3,050,579	2,925,272
<b>Operating costs for Affordable Letting Activities</b>	<b>8,991,456</b>	<b>44,651</b>	<b>112,276</b>	<b>9,148,383</b>	<b>8,657,160</b>
<b>Operating Surplus on Affordable Letting Activities</b>	<b>651,095</b>	<b>284,456</b>	<b>(9,388)</b>	<b>926,163</b>	<b>881,174</b>
<b>2024</b>	<b>613,657</b>	<b>273,021</b>	<b>(5,504)</b>	<b>881,174</b>	

The rent loss from voids of £66,959 (2024: £40,741) includes £nil (2024: £nil) in respect of development voids.  
Within depreciation of social housing, the loss on disposal of component replacements amounts to £185,133 (2024: £105,874)

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

(Continued)

### 3b – Particulars of turnover, operating costs and operating surplus or deficit from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total Turnover	Operating costs – bad debts	Other operating costs	Operating surplus or deficit	Operating surplus or deficit for previous period of account
	£	£	£	£	£	£	£	£	£
-	-	110,861	-	239,888	350,769	-	452,429	(101,660)	(92,437)
Wider role activities undertaken to support the community, other than the provision, construction, improvement and management of housing	-	-	-	-	-	-	-	-	-
Care and repair	-	-	-	-	-	-	-	-	-
Investment property activities	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	64,214	64,214	-	67,977	(3,763)	(5,353)
Support activities	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-
Contracted out activities undertaken for registered social landlords	-	-	-	-	-	-	-	-	-
Contracted out services undertaken for other organisations	-	-	-	-	-	-	-	-	-
Developments for sale to registered social landlords	-	-	-	-	-	-	-	-	-
Developments and improvements for sale to other organisations	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	132,318	132,318	-	177,185	(44,867)	24,017
Restricted Big Lottery	-	-	-	47,293	47,293	-	47,293	-	-
<b>Total from other activities</b>	-	110,861	-	483,713	594,594	-	744,884	(150,290)	(73,773)
<b>2025</b>	-	178,146	-	405,437	583,583	-	657,355	(73,772)	

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

**4. Interest payable and financing costs**

	2025	2024
	£	£
Interest on loans	1,018,659	1,089,485

**5. Taxation**

The Association obtained charitable status in December 2000. As such, it has no liability for Corporation Tax in respect of its exempt activities.

**6. Operating surplus or deficit**

	2025	2024
	£	£
Operating surplus is stated after charging/(crediting):		
Depreciation of housing properties	3,050,579	2,807,499
Depreciation of other tangible fixed assets:		
- owned	204,203	206,180
	<hr/>	<hr/>
Fees payable to RSM UK Audit LLP and its associates in respect of both audit and non-audit services are as follows:		
Audit services – statutory audit	26,500	17,980
Non-audit services	8,986	10,875
	<hr/>	<hr/>

**7. Key Management Personnel Emoluments**

The key management personnel are the members of the Board, the Chief Executive and any other person reporting directly to the Chief Executive or the Board. No emoluments were paid to any member of the Board during the year.

Numbers of key management personnel whose emoluments (excluding pension contributions) exceed £60,000 during the year were as follows:

	2025	2024
	No.	No.
£80,000 - £90,000	-	-
£90,000 - £100,000	3	3
£100,000 - £110,000	-	-
£110,000 - £120,000	1	1

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 7. Key Management Personnel (cont'd)

	2025 £	2024 £
Emoluments payable to Chief Executive (excluding pension contributions)	104,473	98,568
Employers NIC	13,117	12,304
Pension contributions to a defined contribution scheme	8,019	18,963
	<u>125,609</u>	<u>129,835</u>
	2025 £	2024 £
The Association considers key management personnel to be the Board and senior management team		
Salary paid to the key management personnel of the Association amounted to	363,468	342,894
Employers NIC	45,138	42,298
Benefits in kind	989	1,659
Pension contributions on behalf of the key management personnel amounted to	27,987	66,180
	<u>437,582</u>	<u>453,031</u>

### 8. Employee Information

	2025 No.	2024 No.
The average full-time equivalent number of persons (including key management personnel) employed during the year was:	<u>37</u>	<u>37</u>
Staff Costs were:	£	£
Wages and Salaries	1,778,769	1,662,424
Social Security Costs	199,956	182,066
Pension Costs	469,441	604,466
	<u>2,448,166</u>	<u>2,448,956</u>

Included in the pension costs total is a net service cost expense of £342,000 (2024: £305,000).

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 9a. Tangible Fixed Assets

Housing Properties	Housing Properties Held for Letting £	Housing Properties Under Construction £	Completed Shared Ownership Properties £	Total £
<b>Cost</b>				
At 1 April 2024	121,795,039	548,117	1,208,638	123,551,794
Properties acquired	631,531	528,000	-	1,159,531
Works to existing properties	1,637,712	51,154	7,651	1,696,517
Schemes completed	-	-	-	-
Disposals in year	(447,220)	-	-	(447,220)
Transferred	-	-	-	-
<b>At 31 March 2025</b>	<u>123,617,062</u>	<u>1,127,271</u>	<u>1,216,289</u>	<u>125,960,622</u>
<b>Depreciation and impairment</b>				
At 1 April 2024	46,266,051	-	938,772	47,204,823
Provided during year	2,848,007	-	17,439	2,865,446
Disposals	(262,087)	-	-	(262,087)
Transferred	-	-	-	-
<b>At 31 March 2025</b>	<u>48,851,971</u>	<u>-</u>	<u>956,211</u>	<u>49,808,182</u>
<b>Net Book Value</b>				
<b>As at 31 March 2025</b>	<u>74,765,091</u>	<u>1,127,271</u>	<u>260,078</u>	<u>76,152,440</u>
As at 31 March 2024	<u>75,528,988</u>	<u>548,117</u>	<u>269,866</u>	<u>76,346,971</u>

During the year there was £2,860,247 (2024: £2,527,257) of spend on cyclical/planned repair works, £1,776,636 (2024: £1,518,354) of which was capitalised. Out of this capitalised spend £1,615,037 (2024: £1,148,231) related to component replacements and £22,568 (2024: £57,723) related to improvements.

Other works to existing properties includes capitalised repairs to buyback properties of £74,975 (2024: £9,198) and adaptation spend of £46,640 (2024: £60,887).

All Housing Properties are freehold.

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 9 b. Tangible Fixed Assets

#### Other fixed assets

	Land Bank £	Commercial And Office Premises £	Computer Office Furniture & Equipment £	Total £
<b>Cost</b>				
At 1 April 2024	22,885	2,733,525	965,491	3,721,901
Additions	-	-	75,402	75,402
Disposal	-	-	-	-
<b>At 31 March 2025</b>	<u>22,885</u>	<u>2,733,525</u>	<u>1,040,893</u>	<u>3,797,303</u>
<b>Depreciation</b>				
At 1 April 2024	-	1,016,943	719,916	1,736,859
Charge for year	-	70,144	134,059	204,203
On disposals	-	-	-	-
<b>At 31 March 2025</b>	<u>-</u>	<u>1,087,087</u>	<u>853,975</u>	<u>1,941,062</u>
<b>Net Book Value</b>				
<b>As at 31 March 2025</b>	<u>22,885</u>	<u>1,646,439</u>	<u>186,917</u>	<u>1,856,241</u>
As at 31 March 2024	<u>22,885</u>	<u>1,716,582</u>	<u>245,574</u>	<u>1,985,041</u>

### 10. Investments

	2025 £	2024 £
<b>Cost</b>		
At 1 April and 31 March	<u>101</u>	<u>101</u>

Investments consist of 100 Ordinary A Shares of £1 each in Parkhead Development Limited and 1 Ordinary A share of £1 in Parkhead Lettings Company.

The Association controls 100% of the voting share in each subsidiary. Both subsidiaries are registered in Scotland.



# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 11. Debtors

	2025 £	2024 £
Arrears of Rent and Service Charges	371,518	525,778
Less: Provision for Doubtful Debts	(151,347)	(283,937)
Less: Discounting of payment plans > 12 months	-	(31,583)
	<u>220,171</u>	<u>210,258</u>
Trade Debtors	-	-
Other Debtor	811,855	134,937
Group Debtor	70,200	285
Prepayments	287,452	305,649
	<u>1,242,707</u>	<u>651,129</u>

Included in the figure for rent and service charge arrears is £130,630 (2024: £31,460) due in respect of housing benefits payments.

### 12. Creditors – Amounts falling due within one year

	2025 £	2024 £
Housing Loans (Note 15)	806,013	4,474,909
Trade Creditors	289,694	263,583
Other Creditors	722,712	645,984
Accrued Charges	151,664	310,727
Deferred Capital Grants (Note 14)	1,230,883	1,220,960
Rent in Advance	425,621	384,499
Group Creditor	56,427	13,543
	<u>3,683,014</u>	<u>7,314,205</u>

Other creditors includes £42,145 of funding for capital expenditure which is being released in line with depreciation of the related assets.

Within other creditors is the following balances of deferred income:	£
Opening deferred grant	580,784
Received/receivable during the year	127,566
Funding released in line with authorised expenses	(114,970)
	<u>593,380</u>

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 13. Creditors – Amounts falling due after more than one year

	2025 £	2024 £
Housing Loans (Note 15)	14,942,102	12,150,753
Deferred Capital Grant (Note 14)	41,543,143	41,768,352
	<u>56,485,245</u>	<u>53,919,105</u>

### 14. Deferred capital grant

	2025 £	2024 £
As at 1 April	42,989,313	43,458,694
Grant received in year	1,024,188	757,106
Repayments	-	-
Capital grant released	<u>(1,239,475)</u>	<u>(1,226,487)</u>
At 31 March	<u>42,774,026</u>	<u>42,989,313</u>
Amounts to be released within one year	1,230,883	1,220,960
Amounts to be released in more than one year	<u>41,543,143</u>	<u>41,768,353</u>
	<u>42,774,026</u>	<u>42,989,313</u>

### 15. Debt analysis - Borrowings

	2025 £	2024 £
Creditors: amounts falling due within one year		
Bank loans	<u>806,013</u>	<u>4,474,909</u>
Creditors: amounts falling due after one year		
Bank loans	<u>14,942,102</u>	<u>12,150,753</u>

Borrowings are denominated and repaid in pounds sterling, have contractual interest rates that are either fixed rates or variable rates linked to SONIA that are not leveraged, and do not contain conditional returns or repayment provisions other than to protect the lender against credit deterioration or changes in relevant legislation or taxation.

Bank loans are secured by specific charges on the Association's properties. All loans relate to housing properties. Loans are repayable at rates of interest of 5.33% to 6.50% (2024: 5.57% to 7.67%). The Association makes monthly and quarterly repayments to capital repayment facilities.

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 15. Debt analysis – Borrowings (continued)

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

	2025 £	2024 £
Due within one year	806,013	4,474,909
Due in one year or more but less than two years	795,476	724,913
Due between two and five years	2,477,722	2,174,739
Due more than five years	11,820,035	9,395,318
	<u>15,899,246</u>	<u>16,769,879</u>
Less deferred expenditure relating to loan funding	(151,131)	(144,217)
	<u>15,748,115</u>	<u>16,625,662</u>

### 16. Provisions

	2025 Holiday Pay £	2024 Holiday Pay £
At 1 April 2024	22,652	44,408
Utilised in the year	(22,652)	(44,408)
Provision in the year	25,202	22,652
As at 31 March 2025	<u>25,202</u>	<u>22,652</u>

#### *Holiday Pay*

This represents holiday accrued as a result of services rendered in the current period and which employees are entitled to carry forward. The provision is measured as the statutory cost payable for the period of absence.

### 17. Share Capital & Reserves

	2025 £	2024 £
<i>Share Capital</i>		
Shares of £1 fully paid and issued at 1 April 2024	78	87
Shares issued during year	4	6
Shares cancelled during the year	<u>(8)</u>	<u>(15)</u>
Shares issued at 31 March 2025	<u>74</u>	<u>78</u>

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 17. Share Capital & Reserves (continued)

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

	Revenue Reserves 2025 £	Revenue Reserves 2024 £
<i>Reserves</i>		
At 1 April 2024	30,106,324	29,463,702
(Deficit)/ Surplus for year	(2,789,668)	642,622
At 31 March 2025	<u>27,316,656</u>	<u>30,106,324</u>

### 18. Housing Stock

	2025 No.	2024 No.
at the year end was:		
General needs - New build	869	865
- Rehabilitation	884	884
Shared Ownership	25	25
Supported Housing	9	9
	<u>1,787</u>	<u>1,783</u>

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

19. Cash flow from operating activities	2025	2024
Surplus for year	(2,789,668)	642,622
Adjustments for non-cash items:		
Depreciation	3,069,649	3,013,671
Amortisation	(1,239,431)	(1,139,666)
Holiday pay accrual	2,550	(21,756)
Movement in debtors	(591,578)	(216,816)
Movement in creditors	81,324	(242,854)
Movement in provisions	3,190,000	(332,000)
Gain on disposal of tangible fixed assets	-	-
Adjustments for investing or financing activities:		
Interest received	(301,118)	(253,705)
Interest paid	870,659	955,485
	<u>2,292,387</u>	<u>2,404,981</u>

## 20. Analysis of changes in Net Debt

	April 2024	Cashflows	Other Changes	March 2025
Cash and Cash Equivalents	£	£	£	£
Cash at Bank	9,189,121	(930,419)	-	8,258,702
Loans due within one year	(4,474,909)	(806,013)	4,474,909	(806,013)
Loans due after more than one year	(12,150,753)	1,683,560	(4,474,909)	(14,942,102)
Net Debt	<u>(7,436,541)</u>	<u>(52,872)</u>	<u>-</u>	<u>(7,489,413)</u>

## 21. Capital Commitments

	2025 £	2024 £
Capital expenditure that has been authorised by the Board but has not been contracted for	<u>859,000</u>	<u>-</u>
Capital expenditure that has been contracted for but not provided in the financial statements	<u>5,793,489</u>	<u>6,326,105</u>
Capital commitments are expected to be funded as follows:		
Housing Association Grant	3,249,249	3,980,000
Private finance funding	2,544,240	2,346,105

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**AS AT 31 MARCH 2025**

**(Continued)**

### **22. Pensions Obligations**

#### **Pension Fund**

The Board are aware that the Court of Appeal has upheld the decision in the Virgin Media vs NTL Pension Trustees II Limited case. The decision puts into question the validity of any amendment made in respect of the rules of a contracted-out pension scheme between 6 April 1997 and 5 April 2016. The judgement means that some historic amendments affecting s.9(2B) rights could be void if the necessary actuarial confirmation under s.37 of the Pension Schemes Act 1993 was not obtained.

On the 5 June 2025, the Government announced its intention to introduce legislation to give affected pension schemes the ability to retrospectively obtain written confirmation that historical benefit changes met the necessary standards. However, details of the legislation have not been announced. Subject to the entity being able to comply with the legislation and the pension scheme obtaining the required written actuarial confirmation, the Board do not expect the valuation of the scheme to change.

Employees of Parkhead Housing Association Limited participate in the Strathclyde Pension Fund (SPF), a defined benefit scheme administered by Glasgow City Council. The scheme is a multi-employer scheme. Annual contributions to the scheme are based on the recommendation of the scheme actuary. Current and past service costs and are charged to the Statement of Comprehensive Income so as to spread the expected cost of providing pensions over the employees' period of service with PHA. Employees contribute between 5.5% and 9.3% of their salary. Employers' contributions were 7.7% for 2024-25 (2023-24: 19.3%).

For 2025-26 and 2026-27, SPF confirmed that due to the recent strong performance of the defined benefit scheme, employers' contributions will be 7.7% and 17.5% then return to 19.3% thereafter.

Unfunded early retirement pension enhancements for which PHA is liable are provided for in full when employees retire and are charged against the provision when paid.

Employer contributions for the year to 31 March 2025 were £127,441.

A formal valuation of the SPF was carried out as at 31 March 2023 by a qualified independent actuary, Hymans Robertson LLP. In order to assess the actuarial value of the SPF's liabilities as at 31 March 2025, the Scheme's actuaries have rolled forward the actuarial value of the liabilities allowing for changes in financial assumptions as prescribed under FRS 102, the Financial Reporting Standard applicable in the UK and Ireland.

# **PARKHEAD HOUSING ASSOCIATION LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**AS AT 31 MARCH 2025**

**(Continued)**

The principal assumptions used as at 31 March 2025 were as follows:

Actuarial assumptions	2025	2024
Rate of increase in salaries	3.50%	3.50%
Expected return on assets	2.80%	2.80%
Discount rate	5.80%	4.80%
Post retirement mortality	Weighted average life expectancy for mortality tables used to determine benefit obligations	Weighted average life expectancy for mortality tables used to determine benefit obligations

### **Asset Ceiling Adjustment**

In accordance with FRS 102.28.22 the Association has assessed the recoverability of the pension scheme surplus. Based on this assessment, an asset ceiling adjustment of £4,822,000 has been recognised to reflect the limit on the economic benefit available to the Association, either through refunds or reductions in future contributions.

The adjustment has been recognised in the Statement of Comprehensive Income and reflects the Association's current inability to access the full surplus due to scheme rules surrounding the determining of cessation debt if option to withdraw from the pension scheme was exercised.



# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 22. Pensions Obligations (cont'd)

The amounts recognised in the balance sheet are as follows:

	2025	2024
	£	£
Present value of funded obligations	(9,805,000)	(11,063,000)
Fair value of plan assets	14,627,000	14,253,000
Surplus in scheme	4,822,000	3,190,000
Less: Asset ceiling adjustment	(4,822,000)	-
Net pension asset recognised	-	3,190,000

Changes in the present value of the defined benefit obligation are as follows:

Defined Benefit Plans	2025	2024
	£	£
Opening defined benefit obligation	11,063,000	10,212,000
Service cost	342,000	305,000
Member Contributions	118,000	109,000
Interest cost	533,000	488,000
Actuarial (gain)/loss	(1,878,000)	282,000
Loss on curtailment	-	-
Past service costs	-	-
Benefits paid	(373,000)	(333,000)
Closing defined benefit obligation	9,805,000	11,063,000

Changes in the fair value of plan assets are as follows:

Defined Benefit Plans	2025	2024
	£	£
Opening plan assets	14,253,000	13,036,000
Expected return on assets	681,000	622,000
Actuarial (losses)/gains	(179,000)	520,000
Contributions by employer	127,000	299,000
Contributions by members	118,000	109,000
Benefits paid	(373,000)	(333,000)
Closing plan assets	14,627,000	14,253,000

# PARKHEAD HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

AS AT 31 MARCH 2025

(Continued)

### 22. Pensions Obligations (cont'd)

The amounts recognised in income and expenditure account are as follows:

	2025	2024
	£	£
Current service cost	342,000	305,000
Interest on obligation	533,000	488,000
Expected return on plan assets	(681,000)	(622,000)
Loss on curtailments	-	-
<b>Total</b>	<b>194,000</b>	<b>171,000</b>

Changes in the amounts recognised in the statement of total recognised gains and (losses) are as follows:

	2025	2024
	£	£
Opening cumulative STRGL	4,950,000	4,712,000
Actuarial gain/(losses)	1,699,000	238,000
	<b>6,649,000</b>	<b>4,950,000</b>

The major categories of plan assets as a percentage of total plan assets are as follows:

	2025	2024
Equities	60%	58%
Properties	9%	10%
Bonds	23%	27%
Other	8%	5%

The history of experience gains and losses is as follows:

	2025	2024	2023	2022	2021
Difference between expected and actual return on scheme assets					
Amount £	(179,000)	669,000	(563,000)	699,000	2,272,000
Experience (loss)/gain arising on scheme liability					
Amount £	95,000	(929,000)	(741,000)	27,000	(233,000)
Total amount of actuarial (loss)/gain					
Amount £	1,699,000	238,000	4,712,000	1,824,000	(376,000)

## **PARKHEAD HOUSING ASSOCIATION LIMITED**

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

**AS AT 31 MARCH 2025**

**(Cont'd)**

#### **23. Related Parties**

During the year eight (2024: Seven) members of the board were also tenants of the Association. Their tenancies are on normal commercial terms. During the year £35,389 (2024: £28,292) of rent was receivable from these tenant members. At the year-end, overall, there was £2,190 of rent arrears from (2024: £320 of rent prepaid from) these tenant members.

Amounts outstanding are unsecured, non-interest bearing and will be settled in cash. No guarantees have been given or received. No expense has been recognised in the year (2024: £nil) in respect of bad debts from related parties.

During the year Parkhead Housing Association provided monthly payroll services free of charge to Parkhead Youth Project, a local charity which is also a tenant at Parkhead Schoolhouse.

During the year Parkhead Housing Association provided monthly payroll services free of charge for North East Foodbank, a local charity which has a number of our employee's on its board. Additionally, food storage space at Parkhead Schoolhouse was gifted during the year to assist this charity.

Transactions between Parkhead Housing Association and its subsidiaries are as follows:

Parkhead Development Company provided £820,035 of services to Parkhead Housing Association (2024: £829,659). The group debtor includes £1,351 (2024: £140) representing services invoiced but not yet paid for.

Grant funding was received by Parkhead Housing Association in the year for Parkhead Development Company staff. Income from other activities includes £11,557 (2024: £nil) of grant funding and other operating costs includes a management fee of £7,500 (2024: £7,500) to Parkhead Development Company to support their employment. The group creditor includes £23,036 (2024: £23,956) outstanding funding payable to Parkhead Development Company.

Income from other activities includes rent of £nil (2024: £nil) and professional services fees of £nil (2024: £nil).

All transactions were carried out under normal commercial terms.

Parkhead Housing Association let eight properties to Parkhead Lettings Company during the year for £46,337 (2024: £47,306). Group creditors includes £46,337 (2024: £13,809) representing services invoiced but not yet paid for.

All transactions were carried out under normal commercial terms.