



REPORT AND FINANCIAL STATEMENT

For the year ended 31 March 2025

River Clyde Homes:

Company Number: SC329031

Charity Number: SC038584

Property Factor Registration Number: PF000152
Scottish Housing Regulator Registered Number: 362



River Clyde Homes and Subsidiary

Report and Financial Statements

For the year ended 31 March 2025



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Registration Particulars:

Register of Companies

Companies Act 2006
Registered Number: SC329031
Registered Number (subsidiary): SC328870

Principal Office and Registered Address:
Clydeview, 22 Pottery Street, Greenock PA15 2UZ

River Clyde Homes and Subsidiary

Management Committee, Executives and Advisers for the year ended 31 March 2025

Management Committee

The strategic leadership of River Clyde Homes (“the Company”) is provided by a Board which is supported by a Chief Executive and three Directors (together, The Executive Management Team). The full list of Board members during the year ended 31 March 2025 is as follow:

Name	Date of Appointment / Resignation
John Quinn (Chair)	24 September 2019
Gillian McLees (Vice Chair)	24 September 2019
Stephen Black	20 September 2022
Ellis Barilli (Tenant)	28 September 2021
Vera Karaba (Tenant)	26 September 2023
Heike Noak (Tenant)	28 September 2021
Elizabeth Taylor	31 March 2023
Cllr Graeme Brooks	26 May 2022
Cllr Christopher Curley	6 March 2018 / 15 October 2024
Tom Ferrier	26 September 2017 / 24 September 204
Graham Wallace	24 September 2024
Charles Thompson	27 November 2020
Antony Barrie	04 February 2025
Francesca Brennan	28 February 2025

The composition of the Board reflects the requirements of the Housing Amendment (Scotland) Act 2018.

All tenancies for the above tenant members of the River Clyde Homes’ Board are on Scottish Secure Tenancy Agreements in terms of the Housing (Scotland) Act 2010 and these members cannot use their position on the Board to their advantage. Any transactions with Inverclyde Council are made at arm’s length, on normal commercial terms, and the Board members who are also councillors cannot use their position on the Board to their or the Council’s advantage.

The Company is limited by guarantee and does not have any share capital. The liability of Board members is limited to £1 each. The executive officers of the Company hold no interest in the Company’s share capital and although not having the legal status of “Director” they act as executives within the authority delegated by the Board. It is the responsibility of the Board to approve the vision, business plan and priorities of the Company. They also monitor the operational activities of the Company. The Board is accountable to the wider membership and as at 31 March 2025, River Clyde Homes had 45 members. The Chair of the Board is a paid role.

River Clyde Homes and Subsidiary

Management Committee, Executives and Advisers for the year ended 31 March 2025

Executives

The executive officers of the Company during the year to 31 March 2025 were as follows:

Position	Name
Chief Executive	Richard Turnock
Director, Group Services	Tom Greenan (resigned 31 January 2025)/Aileen Metcalfe (appointed 3 February 2025)
Director, Customer Services	Stevie McLachlan
Director, Property Services	Kevin Smith (resigned 30 June 2024)/Andrew Kubski (appointed 25 November 2024)
Managing Director, Home Fix Scotland	Derek Ferguson

The executive officers are responsible for achieving the vision, strategic outcomes, priorities and plans of the Board confirmed in its business plan; they also ensure high standards of professionalism, performance and ambition in their work.

The Board of Home Fix Scotland Limited (“HFS”), a wholly owned subsidiary of River Clyde Homes, consists of nine members. The full list of Board members during the period to 31 March 2025 is as follows:

Position	Name	Date of Appointment / Resignation
Director/Chair	Elizabeth Taylor	8 December 2020 / Appointed Chair 31 March 2023
Director	John Quinn	29 September 2023
Director	Paul McDevitt	10 March 2019
Director	Lilian Peters	24 October 2022
Director	Malcolm MacLeod	24 October 2022
Director	Derek Ferguson	8 December 2020
Director	Thomas Greenan	6 February 2024 / 31 January 2025
Director	Sue Bomphray	Appointed 4 February 2025
Director	John Dalrymple	Appointed 4 February 2025
Director	Steven Shaw	Appointed 4 February 2025

The River Clyde Homes Board oversees the activities of Home Fix Scotland Limited within the Group Business Plan.

Advisers

The key advisers of the Company during the year ended 31 March 2025 were as follows:

Bankers

Royal Bank of Scotland
110 Queen Street
Glasgow G1 3BX

Nationwide Building Society
Kings Park Road
Northampton NN3 6NW

Solicitors

Brodies LLP
110 Queen Street
Glasgow G1 3BX

Auditors

Armstrong Watson Audit Ltd
24 Blythswood Square
Glasgow G2 4BG

River Clyde Homes and Subsidiary

Report of the Management Committee for the year ended 31 March 2025

Introduction

The Board presents its Annual Report together with the audited financial statements for the year ended 31 March 2025. This report incorporates the financial statements of the Company's wholly owned subsidiary, HFS.

Principal Activities

The principal activity of the Company is the provision of social housing throughout Inverclyde. Employing over 250 staff, the business owns and manages 6,092 homes and provides factoring services to a further 2,157 homes. The principal activity of HFS is to carry out certain works and services on behalf of the Company. In addition to utilising the services of certain trade staff seconded from RCH, HFS employ a specialist team of 121 staff (including 76 trade operatives) to deliver works

Vision and Values

The Company has established a clear value base, identity and purpose to ensure that the wider community, staff and other stakeholders are aware of what the business stands for.

Our purpose and values: Improving Lives and Places



Every
Customer Happy

Every
Home Loved

Every
Opportunity Taken

Every
Penny Counts

Every
Person Positive

Financial Highlights

Statement of Comprehensive Income

Group Turnover of £34.8 million (2024: £32.2 million) relates mainly to the income from the letting of properties which accounts for £33.9 million (2024: £31.1 million) of this total. The balance of income of £0.9 million (2024: £1.1 million) relates to support activities, Homefact and Cycle Scotland fund

Total Operating Expenditure was £28.6 million (2024: £28.3 million), consisting of:

- Management and maintenance admin costs £12.9 million (2024: £12.0 million)
- Planned and cyclical maintenance £2.5 million (2024: £2.4 million) (major repairs expenditure capitalised is detailed in note 3 on page 39)
- Reactive maintenance costs £2.9 million (2024: £3.9 million)
- Other costs £9.1 million (2024: £8.7 million)

The operating surplus for the year ended 31 March 2025 was £6.2 million (2024: £3.9 million) and the deficit on ordinary activities before actuarial adjustments on pension scheme was £1.9 million (2024: £3.4 million)

Statement of Financial Position

Total net assets for the group at the year-end amounted to £7.6 million (2024: £10.4 million). The key asset categories include:

- | | |
|------------------------|---------------------------------------|
| • Housing property | £252.3 million (2024: £244.8 million) |
| • Rent debtors (gross) | £2.4 million (2024: £1.9 million) |
| • Cash deposits | £1.0 million (2024: £0.9 million) |

The housing stock was transferred to the Company at nil value. The net book value of the housing properties held for letting or construction is £252.3 million (2024: £244.8 million).

Offsetting the rental debtor of £2.4 million (2024: £1.9 million) is a bad debt provision of £1.6 million (2024: £1.5 million). This provision relates to current and former arrears.

The key liabilities include:

- | | |
|------------------------|---------------------------------------|
| • Total deferred grant | £100.4 million (2024: £101.4 million) |
| • Total loans | £143.0 million (2024: £131.1 million) |

The deferred grant relates to Scottish Government grants in respect of SHQS works, New Build projects and Aids and Adaptations development. £1.6 million (2024: £1.6 million) of the deferred grant is due within one year; the balance of £98.8 million (2024: £99.8 million) is due after more than one year.

Statement of Cash Flows

The net cash inflow from operating activities was £12.6 million (2024: £10.1 million). A further £3.6 million net inflow (2024: £1.2 million outflow) was generated from financing activities. Net cash outflow from investing activities totalled £16.1 million (2024: £10.9 million)

Financing and Treasury Management

The housing properties are financed principally by a combination of housing association grant, bank borrowings and cash generated from trading surpluses. Bank borrowing facilities comprise a mixture of fixed rate and short term floating rate loans.

The Company, as a matter of policy, does not enter into transactions of a speculative nature.

To support the delivery of the five-year business plan 'Our Journey to 2027', the Company has a total loan facility of £155 million. The funding package comprises £117 million from Royal Bank of Scotland and £38 million from Nationwide Building Society. This fund will be used to raise living standards in the affordable housing market, with a focus on the sustainability and energy efficiency of existing properties, in support of the Scottish journey to net zero and in recognition of the current rising cost of living. Our Treasury strategy is aided by ALLIA C&C, who act as our Treasury Advisers.

As at 31st March 2025 the Company had drawn down £142.8 million of loans. This comprised of £86.7 million of borrowing at a fixed interest rate and £56.1 million at a SONIA interest rate.

The Company has a regime in place whereby sufficient cash is held to meet its immediate obligations. During the financial year, this approach minimised the additional borrowing required. The amount of additional borrowing which was drawn down from the agreed facility was utilised to ensure progress on the investment programme.

Risk Management

Management adopts a robust risk management approach which identifies and records the risks facing the Company and the action plan by which risks are managed. The Top Five Strategic Risks facing the Company are shown in the table below.

Risk Description
Failure to effectively manage our assets
Failure to deliver VFM efficiencies and ensure financial viability
Ineffective control of subsidiary governance, development and growth
Failure to deliver competitive housing proposition
Failure to adequately manage the transition to an effective Group Operating Model (Our Approach)

Strategic Risk is subject to thorough assessment by senior management and governance via the Audit & Risk Committee and Board. The Strategic Risk Register is reviewed at each Audit & Risk Committee meeting, with focus given to any changes in mitigating actions and/or changes to any risk scoring. There is a Risk Management Policy in place which ensures a consistent approach towards risk management across the RCH Group and provides guidance for recognising, analysing and mitigating risk. This Policy aligns with regulatory requirements and best practice.

Employees with disabilities

Applications for employment by people with disabilities 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 retain them in order that their employment with RCH Group may continue. RCH Group policy is that training, career development, promotion opportunities should be available to all employees.

Employee Information

The Company engage with all employees through regular Directorate meetings allowing the Directors and/or CEO to discuss matters of importance and relevance. The Joint Consultation Forum ensures external parties (Trade Unions) are involved in discussions allowing employee interests and concerns to be considered.

Investment in our Young People

The Company are delighted to hold the Platinum Investors in Young People good practice award, being one of only a few organisations in Scotland to hold this coveted title. RCH took part in a rigorous assessment, which saw over 20 young people and their line managers from across the organisation, be interviewed about their pathways and their experiences within RCH. It was observed that RCH had a continuous commitment to attracting, supporting, recruiting, developing, and retaining young people. As a platinum employer, RCH was noted for its strong engagement with education and youth employment providers, leading to measurable improvements learning and employment opportunities for young people.

The Company recruited to 4 apprenticeship opportunities in 2025 with multiple apprentices gaining employment within RCH Group.

Credit Payment Policy

The Company's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The average payment period is 28 days.

Business Engagement

The Directors recognise the need to foster business relationships with suppliers and customer alike to provide benefits to local communities, this is driven by RCH Group's engagement with Inverclyde Council and other strategic parties in Inverclyde.

Planning for the future

The assumptions underpinning all business plans (including the five-year plan, thirty-year business plan and financial plan) are reviewed and validated on an annual basis. All financial plans are subject to appropriate stress testing and sensitivity analysis. The financial projections confirm that there are adequate financial resources available to deliver the objectives of the business plan.

One core assumption includes the spending requirement associated with the Asset Management Strategy.

The funding package approved with our lenders enables the delivery of the following: -

- Investment and capital spend will be £53 million over the next five years, with approximately £100 million spend over the next decade.
- An investment programme that will seek to meet the requirements of the Energy Efficiency Standard for Social Housing (EESH).
- A full component replacement programme to maintain Scottish Housing Quality Standards (SHQS).
- 10% of our stock achieving Net Zero compliance by 2026

OPERATING REVIEW

CUSTOMER SERVICES

Key achievements in 2024-25

- Customer Services Excellence Accreditation retained with 9 elements gaining compliance plus.
- Received £0.4 million Scottish Government Grant funding for aids & adaptations to properties, with 155 adaptations completed.
- Over £0.1 million external funding secured for supporting RCH customers during the continual cost of living crisis.
- £3.9 million financial gain/benefits for RCH tenants via our Financial Wellbeing Team.

Performance highlights

Key Performance Indicators

KPIs are formally reviewed quarterly by the Social Landlord and Operations Committee and included in the Annual Return on the Charter (ARC) to the Scottish Housing Regulator (SHR) and Customers.

Selected Performance Measures	2024/25	2023/24
Average length of time taken to re-let properties (days)	243	263
Rent lost due to properties becoming vacant (ARC)	5.9%	6.1%
Rent collected as a proportion of rent due	100.7%	99.8%
Gross rent arrears as a % of rent due	5.5%	5.7%
ASB cases resolved within target	91.8%	95%
Stage 1 complaints responded to in full	98%	98%
Stage 2 complaints responded to in full	90%	94%

Voids

There has been a reduction in the average length of time to relet properties and the rent lost due to properties becoming vacant. The reason for this is due to our new approach to undertaking void repairs, where we are now working with a third party in addition to our in-house subsidiary. We have reviewed our void management processes and there have been improvements in the time taken to scope and complete voids works. We have seen our customer base increase by 207 customers in 11 months and our gross void loss target was achieved. In addition, 25% of all lets were to homeless households who came through the section 5 referral route.

In terms of the average length of time taken to relet properties, this is impacted by bringing long term empty properties back into the letting pool. During the financial year, a total of 37 unlettable properties were returned to the letting pool and 21 of these properties were let as part of the UKLTRF scheme. Of the 649 properties re-let within the financial year, the underlying time to relet properties in more than 50% of these re-lets was 102 days. It is expected that the average time taken to re-let properties will decrease in the coming year as the number of long-term empty properties reduce. Voids continue to be a priority for the Company, and challenging targets have been set for 2025/26.

Rent Arrears and Supporting Tenants

The preventative and early intervention to manage rent arrears recovery has resulted in the rent arrears KPI being achieved. The partnership working between the Area Housing Teams and the Financial Well Being Team is working very well with referrals continually being made for benefit advice, income maximisation and budgeting. In addition, grant funding was obtained for an outreach Financial Wellbeing Officer, this role

has had focus on vulnerable and hard to reach customers. This approach has helped us to support an additional 100 customers, generating over £0.32 million financial gain

Anti-social behavior (ASB)

Performance in investigating and resolving ASB has exceeded the target for 2024/25 despite 47% serious cases being reported. Our strong partnership working with several key agencies including Police Scotland, the Scottish Fire & Rescue Service Inverclyde Council as well as attending the weekly Community Partnership Hub contributed to excellent performance result. We provided £0.1 million funding to coordinate patrols in targeted areas and we have undertaken the following measures which have contributed to the year-end performance:

- Upgrade to ASB case processing, allowing more flexibility when dealing with more serious cases.
- Partnership working with Inverclyde Council HSCP to tackle ASB and prevent homelessness and
- Training for housing staff

Complaints

The performance in complaints has seen significant improvements in 2024/25. Complaints have been a key focus area for the Company over the past year, monthly reporting alongside the launch of weekly Complaints Clinics have ensured the focus was not lost.

This will remain throughout 2024/25 as we move towards using the insight from complaints to help reduce the volume of complaints we receive and improving response to reduce escalations from stage 1 to stage 2.

PROPERTY SERVICES

Key achievements in 2024-25

Huntly Drive project completed after a slight delay due to the Internal fit-out element of the works needing to be procured. Energy performance of the properties will be monitored over the year to determine efficiencies and energy improvements. The project will give the business an understanding of what the challenges would be if similar projects are rolled out as part of their asset management plan and investment programme.

- The business achieved completion of the external wall and window Installation project at Prospecthill Court and seen the full draw-down of the £1.65 million Scottish Government funding for the project. RCH achieved Chartered Institute of Housing recognition in the contribution to net zero in housing award.
- The asset management strategy has been completed which gives the business visibility of our stock performance. The strategy will form the basis of Property Services asset plan for the next 5-10 years.

Performance highlights

Key Performance Indicators

KPIs are formally reviewed quarterly by the Social Landlord and Operations Committee and included in the Annual Return on the Charter (ARC) to the Scottish Housing Regulator (SHR) and Customers.

Selected Performance Measures	2024/25	2023/24
Average hours to complete emergency repairs	4.12	4.11
Average length of time to complete non-emergency repairs	23.25	22.14
Percentage reactive repairs completed right first time	75.8%	87.0%
Percentage of tenants satisfied with repairs	92.2%	92.2%
Number of times in the reporting year we did not meet our statutory duty to complete a gas safety check	0	2

Asset Management Strategy

The Asset Management Strategy will ensure that excellent services can continue to be delivered within our housing areas to provide sustainable and desirable homes for our customers. The services will be delivered by motivated and engaged employees working with various stakeholders to create thriving communities. The Strategy will inform our engagement with Inverclyde Council in relation to the ongoing collaborative work with the authority in respect of the Local Housing Strategy (LHS) and the Local Heat & Energy Efficiency Strategy (LHEES).

This will include informing our energy-related activities, our emerging investment and regeneration plans, and potential areas marked for disposal. This integrated approach looks beyond the physical attributes of our homes. It focuses on every aspect of asset performance, from financial performance to predicted demand, strategic fit, and the operational resources housing providers use within their areas to establish whether continued investment is sustainable and viable.

Energy Consumption and Efficiency Reporting

RCH consumes electricity, gas and transport equivalents for its own offices use and in the provision of energy to Tenants. Consumption figures have been computed from utility bills provided by providers. Intensity ratios of usage per property provided and usage per square foot of office were deemed appropriate based on the Company's activities. The effects of transport consumption were deemed negligible and therefore have not been reported. The energy consumption in kWh and carbon footprint in kgCO₂e for the year ending 31 March 2025 is disclosed as follows:

The energy consumption in kWh and carbon footprint in kgCO₂e for the year ending 31 March 2025

Energy	kWh	kgCO ₂ e	Per Property	Per Office sq ft
Office (Electricity)	567,213	145,728	-	35
Tenants (Electricity)	1,733,928	445,481	424	-
Total (Electricity)	2,301,141	591,209	-	-
Office (Gas)	535,605	98,471	-	33
Tenants (Gas)	3,698,947	704,084	13,726	-
Total (Gas)	4,084,832	802,555	-	-

The energy consumption in kWh and carbon footprint in kgCO₂e for the year ending 31 March 2024

Energy	kWh	kgCO ₂ e	Per Property	Per Office sq ft
Office (Electricity)	512,028	152,633	-	31
Tenants (Electricity)	2,084,149	403,033	504	-
Total (Electricity)	2,596,177	555,666	-	-
Office (Gas)	836,164	99,016	-	51
Tenants (Gas)	3,942,021	719,577	14,129	-
Total (Gas)	4,778,185	818,593	-	-

HOME FIX SCOTLAND (HFS)

The HFS Repairs and Maintenance service is focused on improving front line services to our customers, whilst at the same time continuing to improve its productivity performance and efficiency to deliver a value for money customer focused service. The high volume of customer emergency jobs continues to impact capability to deliver planned non-emergency works for our customers. The diversity of external repair works with high values has an impact on resource levels reducing operational capability. HFS are continuing to work with RCH to balance out the proportion of planned works and major investment works over the coming year. This should support an improvement in capability to deliver better minor repairs and maintenance service.

Our planned works programme was very limited over the last year. HFS have been delivering new loft insulation to RCH homes. The environmental team were able to start and progress their summer programme, completing all works in time to plan and execute on the winter programme. Additional works have been agreed and taken on this year at our new build estates.

HFS electrical compliance have delivered all EICR within the last 12-month period on time improving safety in customer homes. During the year there has been a focus on void property returns to increase numbers returned and to significantly reduce key to key return times., quality and cost. All environmental void clearance and cleaning services have been taken in house to provide a streamlined end to end service delivery.

Going Concern

The Management Committee has reviewed the results for this year and has reviewed the financial projections for the next five years. A number of sensitivities have been performed to test the base assumptions in the five-year plan. These show that even in a severe but plausible trading position the Company's cash position remains positive and within the covenants agreed with lenders. On this basis, there is a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the going concern basis has been adopted in these financial statements.

Statement by the Directors in performance of their statutory duties in accordance with section 172 of the Companies Act 2006

The Directors acknowledge and understand their duties and responsibilities, including that of section 172, of the Companies Act 2006. A Director of a Company must act in the way he or she considers, in good faith, would be most likely to promote the success of the Company for the benefit of its members as a whole, and in doing so have regard (amongst other matters) to:

- the likely consequences of any decision in the long term,
- the interest of the Company's employees,
- the need to foster the Company's business relationships with suppliers, customers and others,
- the impact of the Company's operations on the community and the environment,
- the desirability of the Company maintaining a reputation for high standards of business conduct, and
- the need to act fairly as between members of the Company.

The Board recognises that the long-term success of the business is dependent on the way we interact with a large number of important stakeholders including our Colleagues, Clients and Members. The Directors have had regard to the interest of our stakeholders while complying with their obligations to promote the ongoing success of the business in line with the section 172 of the Companies Act. This is evidenced throughout our strategic report, through our engagement with our tenants, staff, Scottish Housing Regulator, Inverclyde Council, Scottish Government, Bankers.

Ahead of all Board meetings the Directors are supplied with Board papers that highlight relevant stakeholder considerations along with performance metrics and ongoing forecasts. The Board's decision making considers both risk and reward in the pursuit of delivering long term value to our stakeholders and acknowledging and understanding the current and potential risks to the business, both financial and non-financial, are fundamental to how we manage the business.

The Directors, both individually and collectively as a Board consider the decisions taken during the year ended 31st March 2025 were in conformance to their duty under section 172 of the Companies Act.

Information for auditors

As far as the Board members are aware at the date of approval of these financial statements 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

Following a competitive process, the Board recommends that RSM UK audit LLP are appointed auditors for the 2025/26 financial year.

Signed on behalf of the Board:

A handwritten signature in black ink, which appears to be "J. Quinn", is written over a thick blue horizontal bar that redacts the name.

JOHN QUINN

on: 19th August 2025

River Clyde Homes and Subsidiary

Statement of Management Committee's Responsibilities For the year ended 31 March 2025



Company law requires the Board to prepare financial statements for each financial period, which give a true and fair view of the state of affairs of the Company at the end of the period and of the surplus or deficiency for the period then ended.

In preparing those financial statements, the Board is required to:

- **select suitable accounting policies, as described on pages 30 to 37, and then apply them consistently;**
- **make judgments and estimates that are reasonable and prudent;**
- **prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and**
- **state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.**

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006 and the Registered Association's Determination of Accounting Requirements 2014 and the Housing (Scotland) Act 2010 and the Housing Statement of Recommended Practice Accounting by registered social housing providers 2014 (SORP). The Board is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

River Clyde Homes and Subsidiary

Management Committee's Statement on Internal Financial Controls For the year ended 31 March 2025



The Board acknowledges its ultimate responsibility for ensuring that the Company 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 Company or for publication;
- the maintenance of proper accounting records; and
- the safeguarding of assets (against unauthorised use or disposition).

It is the Board's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. 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 Company's assets;
- experienced and suitably qualified staff take responsibility for important business function; annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared regularly which allow the Board and staff to monitor the key business risks and financial objectives, and progress towards financial plans set for the period 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;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures from the Board members;
- the Board reviews reports from the Chief Executive and staff and from the external and internal 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 Company; and
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Board has continued to review the system of internal financial control in the Company during the period ended 31 March 2025. No weaknesses were found in the 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

A stylized blue ink signature, appearing to read "John Quinn", written over a thick blue horizontal bar.

JOHN QUINN

On: 19th August 2025

River Clyde Homes and Subsidiary

External Auditors Report on Corporate Governance Matters For the year ended 31 March 2025



Corporate Governance

In addition to the audit of the financial statements, we have reviewed the Board of Management's statement on page 18 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 with Bulletin 2006/5 issues 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 page 18 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.

Through enquiry of the Board of Management and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Committee of Management's Statement on Internal Financial Controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

Armstrong Watson Audit Limited

1st Floor
24 Blythswood Square
Glasgow
G2 4BG

A blue ink signature, likely of a representative of Armstrong Watson Audit Limited, written over a blue rectangular stamp.

Date: 20th August 2025

River Clyde Homes and Subsidiary

Independent Auditors' Report

For the year ended 31 March 2025



Opinion

We have audited the financial statements of River Clyde Homes (the 'parent Company') and its subsidiary (the 'Group') for the year ended 31 March 2025, which comprise the Group and Company Statement of comprehensive income, the Group and Company Balance sheets, the Group and Company Statement of cash flows, the Group and Company Statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Company's affairs as at 31 March 2025 and of the Group's result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, Schedule 7 of Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Report of the Management Committee, other than the financial statements and our Auditors' 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.

River Clyde Homes and Subsidiary

Independent Auditors' Report

For the year ended 31 March 2025



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.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Group strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Group and the parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the Management Committee's responsibilities statement on page 18, the directors 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 directors 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 directors are responsible for assessing the Group's and the parent Company'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 directors either intend to liquidate the Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

River Clyde Homes and Subsidiary

Independent Auditors' Report

For the year ended 31 March 2025



Auditors' 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 Auditors' 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.

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

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

- **The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and knowledge of the Company to identify or recognise non-compliance with applicable laws and regulations. The applicable laws and regulations include compliance with FRS 102, the Companies Act 2006, UK tax legislation, Statement of Recommended Practice for Registered Social Housing Providers, Housing (Scotland) Act 2010, and the Charity and Trustee Investment Act (Scotland) 2005.**
- **We identified the laws and regulations applicable to the Company through discussions with directors and other management, and from our commercial knowledge and experience of the sector;**
- **We verified our enquiries through review of Board minutes and other correspondence throughout the year to identify any breaches of laws and regulations.**
- **We reviewed correspondence with Regulators to identify any significant incident reporting and potential penalties due to known breaches identified.**

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

- **Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and**
- **We assessed the level of fraud risk and concluded that the area most susceptible to fraud was revenue recognition and management override of internal controls.**

To address the risk of fraud/error with regard to revenue recognition, we:

- **Performed substantive tests of detail over the various revenue streams in the financial statements;**
- **Performed analytical procedures in addition to substantive tests of detail with regards to the material streams of revenue in the financial statements such as rental income;**
- **Performed enhanced procedures with regards to revenue recognised around the year end date.**

River Clyde Homes and Subsidiary

Independent Auditors' Report

For the year ended 31 March 2025



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

- **Tested journal entries recorded on the Company's finance system to identify unusual transactions that may indicate override of controls;**
- **Reviewed key judgements and estimates for any evidence of management bias.**

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

- **Agreeing financial statement disclosures to underlying supporting documentation; and**
- **Enquiring of management and reviewing Board minutes and other correspondence throughout the year to identify actual and potential litigation and claims.**

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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

Use of our report

This report is made solely to the Company's members in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members as a body those matters, we are required to state to them in an Auditors' 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 Company and the Company's members for our audit work, for this report, or for the opinions we have formed.



Karen Rae FCCA
Armstrong Watson Audit Limited
Chartered Accountants & Statutory Auditors
Floor 1
24 Blythswood Square
Glasgow
G2 4BG

Date: 20th August 2025

River Clyde Homes and Subsidiary

Group Statement of Comprehensive Income

For the year ended 31 March 2025



The notes on pages 30-66 form part of these financial statements.

		2025	2024
	Notes	£'000	£'000
Turnover	2	34,774	32,196
Operating expenditure	2	(28,623)	(28,356)
Operating surplus		6,151	3,840
Loss on disposal of fixed assets	4a	(566)	(218)
Interest receivable		9	15
Interest and Financing Costs	19	(8,425)	(7,825)
Other Financing Income	11	923	750
Deficit on ordinary activities before taxation		(1,908)	(3,438)
Taxation on surplus on ordinary activities	21	(13)	-
Deficit for the year	13	(1,921)	(3,438)
Other Comprehensive Income			
Actuarial loss on pension scheme	11	(859)	(2,088)
Total comprehensive loss for the year		(2,780)	(5,526)

River Clyde Homes and Subsidiary

Company Statement of Comprehensive Income

For the year ended 31 March 2025



The notes on pages 30-66 form part of these financial statements.

		2025	2024
	Notes	£'000	£'000
Turnover	2	34,682	32,079
Operating expenditure	2	(28,596)	(28,273)
Operating surplus		6,086	3,806
Loss on disposal of fixed assets	4a	(566)	(218)
Interest receivable		34	40
Interest and Financing Costs	19	(8,425)	(7,825)
Other Financing Income/(Expense)	11	923	750
Deficit on ordinary activities before taxation		(1,948)	(3,447)
Taxation on surplus on ordinary activities	21	-	-
Deficit for the year	13	(1,948)	(3,447)
Other Comprehensive Income			
Actuarial loss on pension scheme	11	(859)	(2,088)
Total comprehensive loss for the year		(2,807)	(5,535)

River Clyde Homes and Subsidiary

Group Statement of Financial Position as at 31 March 2025



The notes on pages 30-66 form part of these financial statements.

		2025		2024	
	Notes	£'000	£'000	£'000	£'000
Fixed Assets					
Tangible Assets	4a/b		252,299		244,735
Intangible Assets	4c		847		984
Current Assets					
Stock	5	299		272	
Trade and other Debtors	6a	1,771		3,287	
Trade and other debtors due after more than one year	6b	377		421	
Cash and cash equivalents		983		928	
		3,430		4,908	
Creditors: amounts falling due within one year	7	(8,459)		(9,921)	
Net current assets			(5,029)		(5,013)
Total assets less current liabilities			248,117		240,706
Creditors: amounts falling due after more than one year	8		(239,812)		(229,367)
Pension Provision	11		(731)		(984)
Total Net Assets			7,574		10,354
Reserves					
Restricted Reserve	13	27		59	
Income & Expenditure Reserve	13	7,547		10,295	
			7,574		10,354

These financial statements were approved and authorised for issue by the Board on 19 August 2025 and signed on their behalf by:

CHAIR OF BOARD:

JOHN QUINN

BOARD MEMBER:

GILLIAN McLEES

DIRECTOR:

AILEEN METCALFE

River Clyde Homes and Subsidiary

Company Statement of Financial Position as at 31 March 2025



The notes on pages 30-66 form part of these financial statements.

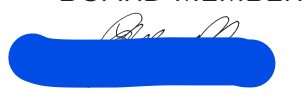
		2025		2024	
	Notes	£'000	£'000	£'000	£'000
Fixed Assets					
Tangible Assets	4a/b		252,250		244,648
Intangible Assets	4c		847		984
Current Assets					
Stock	5	-		-	
Trade and other Debtors	6a	2,982		6,283	
Trade and other debtors due after more than one year	6b	377		421	
Cash and cash equivalents		766		859	
		4,125		7,563	
Creditors: amounts falling due within one year	7	(9,233)		(12,604)	
Net current assets			(5,108)		(5,041)
Total assets less current liabilities			247,989		240,591
Creditors: amounts falling due after more than one year	8		(239,794)		(229,337)
Pension Provision	11		(731)		(984)
Total Net Assets			7,464		10,270
Reserves					
Restricted Reserve	13	27		59	
Income & Expenditure Reserve	13	7,437		10,211	
			7,464		10,270

These financial statements were approved and authorised for issue by the Board on 19 August 2025 and signed on their behalf by:

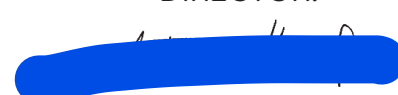
CHAIR OF BOARD:


JOHN QUINN

BOARD MEMBER:


GILLIAN McLEES

DIRECTOR:


AILEEN METCALFE

River Clyde Homes and Subsidiary

Group Statement of Changes in Reserves as at 31 March 2025



Further details are given in note 13.

	Restricted Reserve £'000	Income & Expenditure Account £'000	Total £'000
At 1 April 2024	59	10,294	10,353
Actuarial loss on pension scheme	-	(859)	(859)
Gift aid in the year	-	-	-
Deficit for the Year	-	(1,920)	(1,920)
Movement in Year	(32)	32	-
At 31 March 2025	27	7,547	7,574

River Clyde Homes and Subsidiary

Company Statement of Changes in Reserves as at 31 March 2025



Further details are given in note 13.

	Restricted Reserve £'000	Income & Expenditure Account £'000	Total £'000
At 1 April 2024	59	10,211	10,270
Actuarial loss on pension scheme	-	(859)	(859)
Deficit for the Year	-	(1,948)	(1,948)
Movement in Year	(32)	32	-
At 31 March 2025	27	7,437	7,464

River Clyde Homes and Subsidiary

Group Statement of Cash Flows

for the year ended 31 March 2025



Further details are given in note 14

	2025		2024	
	£'000	£'000	£'000	£'000
Net cash inflow from operating activities (note 14)		12,579		10,108

Cashflow from financing activities				
Interest paid	(8,425)		(7,825)	
Loan advances received	13,500		8,100	
Loans repaid	(1,464)		(1,426)	

Net cash inflow from financing activities		(3,611)		(1,151)
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Cashflow from investing activities

Purchase of Tangible Fixed Assets	(16,754)		(12,163)	
Purchase of Intangible Fixed Assets	(110)		(166)	
Disposal of tangible assets	35		-	
Grants Received	685		1,411	
Interest Received	9		15	

Net cash outflow from investing activities		(16,135)		(10,903)
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Net Change in Cash and Cash Equivalents		55		(1,946)
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Cash and cash equivalents at the beginning of the year		928		2,874
Cash and cash equivalents at the end of the year		983		928

Net Change in Cash and Cash Equivalents		55		(1,946)
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River Clyde Homes and Subsidiary

Company Statement of Cash Flows

for the year ended 31 March 2025



Further details are given in note 14

	2025		2024	
	£'000	£'000	£'000	£'000
Net cash inflow from operating activities (note 14)		12,494		10,317

Cashflow from financing activities				
Interest paid	(8,425)		(7,825)	
Loan advances received	13,500		8,100	
Loans repaid	(1,464)		(1,426)	

Net cash inflow from financing activities		3,611		(1,151)
--	--	-------	--	---------

Cashflow from investing activities

Purchase of Tangible Fixed Assets	(16,751)		(12,135)	
Purchase of Intangible Fixed Assets	(110)		(167)	
Disposal of tangible assets	35		-	
Grants Received	594		1,411	
Interest Received	34		40	

Net cash outflow from investing activities		(16,198)		(10,851)
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Net Change in Cash and Cash Equivalents		(93)		(1,685)
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Cash and cash equivalents at the beginning of the year		859		2,544
Cash and cash equivalents at the end of the year		766		859

Net Change in Cash and Cash Equivalents		(93)		(1,685)
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1. General Information and Accounting Policies

The Company is incorporated in the United Kingdom under the Companies Act 2006 and is registered in Scotland as a private Company Limited by guarantee with Companies House. River Clyde Homes is registered with the Scottish Housing Regulator as a Registered Social Landlord under the Housing (Scotland) Act 2010. River Clyde Homes adopted Charitable Rules on 7th December 2007 and its Charity Number is SC329031. The Company is defined as a public benefit entity and thus the Company complies with all disclosure requirements relating to public benefit entities.

The Society's address is listed on page 2. Its principal activities and the nature of its operations are detailed on page 5. The principal accounting policies are set out below.

a) Basis of Preparation

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 Determination of Accounting Requirements 2019 as issued by the Scottish Housing Regulator and under the historical cost convention, modified to include certain financial instruments at fair value.

The financial statements are prepared in Sterling (£) and are rounded to nearest £'000.

b) Critical Accounting Estimates and Areas of Judgement

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

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

i. Useful lives of properties

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

ii. Recoverable amount of rent arrears and debtors

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

iii. Obligations under defined benefit pension scheme

Pension obligations within the financial statements rely on actuarial assumptions and calculations completed by professional actuaries. These assumptions and calculations are reviewed by management to ensure the results are reasonable and appropriate.

Where the performance of the scheme in any given period results in a surplus position at the year end, management consider the likelihood that the Group will receive future economic benefits via reduced contributions or rebates from the scheme.

If these benefits can be reliably quantified and receipt is considered highly probable the value of the recognised asset is restricted to only those amounts deemed as recoverable.

Where the economic benefit cannot be reliably quantified or the timing of receipt is uncertain, management have determined that no asset will be recognised. Management consider this policy to be prudent and aligned with the requirements of FRS 102.

iv. Impairment of Housing Properties

An assessment is made at each reporting date of whether there are indicators that housing properties may be impaired. 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. These impairment losses are recognised in the Statement of Comprehensive Income. See accounting policy k for further details of impairment policy.

c) Consolidation

River Clyde Homes owns the entire share capital of Home Fix Scotland Limited (a private Company limited by shares). In accordance with FRS 102 using the purchase method, the financial statements show the consolidated position of River Clyde Homes and its subsidiary Home Fix Scotland Limited relating to the year ended 31 March 2025. All inter-group transactions are eliminated in full on consolidation.

d) Turnover

Turnover comprises rental and service charge income receivable in the period, other services provided at the invoice value and revenue grants receivable in the period.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids. Income from first tranche sales and sales of properties built for sale are recognised at the point of legal completion of the transaction.

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met. Charges for support services funded under Supporting People are recognised as they fall due under the contractual arrangements with Administering Authorities.

e) **Tangible Fixed Assets**

Housing properties are stated at cost, all property was acquired at nil value under the stock transfer agreement. The cost of such properties includes the following:

- (i) Cost of acquiring land and buildings
- (ii) Development expenditure including attributable overheads
- (iii) Interest charged on the loans raised to finance the scheme to date of completion.

Works to existing properties will generally be capitalised under the following circumstances:

- (i) Where a component of the housing property, that has been treated separately for depreciation purposes and depreciated over its useful economic life, is replaced or restored; or
- (ii) Where the subsequent expenditure provides an enhancement of the economic benefits of the tangible fixed asset in excess of the previously assessed standard performance. Such enhancement can occur if improvements result in an increase in rental income, a material reduction in future maintenance costs or a significant extension of the life of the property.

Works to existing properties which fail to meet the above criteria are charged to the Statement of Comprehensive Income. The major components of properties are deemed to be structure, roofs, windows and doors, bathrooms, mechanical systems, lifts, electrics, kitchens and central heating systems. Each component has a substantially different economic life and is depreciated over this individual life. Depreciation rates are shown in note (j).

f) **Intangible Fixed Assets**

Intangible assets purchased are recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Intangible assets are initially recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Intangible assets are amortised to profit or loss on a straight-line basis over their useful lives, as follows:-

Purchased computer software	3 years
Website development costs	3 years
Re-Financing Fees	10 years

Amortisation is revised prospectively if there is a significant change in the useful life or residual value.

On disposal, the difference between the net disposal proceeds and the carrying amount of the intangible asset is recognised in profit or loss.

g) Investments in Subsidiaries

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

h) Government Grants

Where developments have been financed wholly or partly by Housing Company Grant or other capital grant, the Grants will be presented as deferred income within liabilities on the Balance Sheet. The grant recognised in income over the useful economic life of the structure of the asset and, where applicable, the individual components of the structure (excluding land) under the accruals model.

On disposal of an asset for which 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.

i) Other Grants

Grants received in respect of revenue expenditure are credited to the Statement of Comprehensive Income in the same period as the expenditure to which they relate.

j) Depreciation
Housing Land and Buildings:

Housing Properties are stated at cost less accumulated depreciation. Depreciation is charged based on the useful life of each component within its housing properties as follows:-

Structure	100 years
Roofs	70 years
Windows and doors	40 years
Bathrooms	30 years
Mechanical Systems	30 years
Lifts	30 years
Electrics	30 years
Kitchens	15 years
Central heating systems	15 years

Housing under construction is not depreciated and no depreciation is charged on the cost of land.

Other Fixed Assets:

A full year’s depreciation is charged in the year of acquisition but no charge is made in the year of disposal. Depreciation is charged at rates estimated to write off costs less the estimated residual value over the expected useful life, as follows:

Furniture and Fittings	20% straight line
Computer Equipment	33 1/3% straight line

Assets transferred from Inverclyde Council were revalued in order to establish an initial value. They will be depreciated as per the policy above in future years.

k) Impairment

An assessment is made at each reporting date of whether there are indicators 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, estimates on the recoverable amount of the asset are made. 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 Statement of Comprehensive Income. On reversal of an impairment loss, the depreciation or amortisation is adjusted to allocate the asset's revised carrying amount (less any residual value) over its remaining useful life.

l) Value added tax

The Company is registered for VAT. A large portion of its income, including rental receipts, is exempt for VAT purposes, giving rise to a partial exemption calculation. Expenditure is charged to the Statement of Comprehensive Income inclusive of VAT. Recoverable VAT arising from partial exempt activities is credited to the Statement of Comprehensive Income.

m) Pension

The Company participates in two pension schemes as follows:

- i) Strathclyde Pension Fund which is a defined benefit scheme as defined by the Local Government Pension Scheme (Scotland) regulations 1998. Contributions are charged to the Statement of Comprehensive Income so as to spread the cost of pensions over the employees' working lives within the Company. There has been no change in accounting treatment in the year.
- ii) Scottish Housing Association Pension Scheme which is a multi employer defined benefit scheme managed by the Pension Trust. Retirement benefits to employees of the Association are funded by contributions from all participating employers and employees in the Scheme.
 - a. For the SHAPS, the association is able to identify its share of the scheme assets and scheme liabilities from 1 April 2018 and therefore has applied defined benefit accounting from this date onwards. FRS 102 Section 28 requires the difference on transition from defined contribution to defined benefit accounting to be presented separately in other comprehensive income. The group early adopted the amendment made to Section 28 of

FRS 102, as issued in May 2020 by the Financial Reporting Council, and therefore recognised the difference on transition to defined benefit accounting in the year ended 31 March 2020. The scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates. The net surplus or deficit is presented separately from other net assets on the statement of financial position. This has been recognised within the defined benefit pension liability on the face of the statement of financial position.

The current service cost and costs from settlements and curtailments are charged against operating surplus. Past service costs are recognised in the current reporting period within the Statement of Comprehensive Income. Interest is calculated on the net defined benefit liability. Remeasurements are reported in other comprehensive income.

n) Allocation of Owner Occupier Income

Monies charged and received from owner-occupiers for common maintenance are credited into the Statement of Comprehensive Income within the accounting period in which it is invoiced.

o) Operating Lease Agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

p) Sale of housing properties

Properties are disposed of under the appropriate legislation and guidance. All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale.

q) Energy Trust and Scottish Government Loan

The Company has treated the loan value in accordance with section 34 of FRS 102. The loan has a nil rate of interest and therefore under section 34.89 and 90 the Company has taken the decision of accounting for this at cost.

r) Stock

Stock is stated at the lower of cost and net realisable value. Net realisable value is calculated as estimated sales proceeds less costs to sell. Cost is calculated using the weighted average costing method.

s) 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.

t) 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.

u) 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 Company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

FRS102 requires the Company to recognise the cost of all employee benefits to which its employees have become entitled as a result of service rendered during the reporting period.

v) Deferred Tax

Deferred tax is recognised in respect of all timing differences that have not originated but not reversed at the date of the Statement of Financial Position where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

w) Taxation

As a registered charity, River Clyde Homes is exempt from corporation tax on its charitable activities by virtue of Section 505(1) Income & Corporation Taxes Act 1988 and from capital gains tax by virtue of Section 145 Capital Gains Tax Act 1979.

Home Fix Scotland is subject to Corporation Tax on its applicable activities. Any payments due for corporation tax will be recognised.

x) Going concern

The Management Committee considers on an annual basis the appropriateness of preparing the Company's Financial Statements on a going concern basis. Matters which are taken into account in this process include:

- The prevailing economic climate, both internationally and locally and its impact, if any, on the Company's viability.
- The financial position of the Company and the impact, if any, of perceived weaknesses on the Company's viability.
- The short, medium and long term financial prospects resulting from the modelling exercise carried out annually in updating the Company's 30 year Business Plan including sensitivity analyses and independent verification of key underlying assumptions.

In the absence of any fundamental shortcomings raised as a result of the above exercise the Management Committee consider the going concern assumption underlying the preparation of the Company's Financial Statements to be appropriate. **y) Financial Instruments**

Financial instruments which meet the criteria of a basic financial instrument as defined in Section 11 of FRS 102 are accounted for under an amortised cost model. Non-basic financial instruments are recognised at fair value using a valuation technique with any gains or losses being reported in surplus or deficit. At each year end, the instruments are revalued to fair value, with the movements posted to the Statement of Comprehensive Income (unless hedge accounting is applied). The group and association have not adopted hedge accounting for the financial instruments.

2. GROUP PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	Turnover	Operating Costs	Operating Surplus / / (Deficit)	Operating Surplus / (Deficit) for previous period of account
	£'000	£'000	£'000	£'000
Social lettings (Note 3a)	33,858	26,677	6,181	3,843
Other activities (Note 3b)	916	946	(30)	(30)
Total	34,774	28,623	6,151	3,840
2024	32,196	28,356	3,840	

2. COMPANY PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	Turnover	Operating Costs	Operating Surplus	Operating Surplus/ (Deficit) for previous period of account
	£'000	£'000	£'000	£'000
Social lettings (Note 3a)	33,766	27,650	6,116	3,787
Other activities (Note 3b)	916	946	(30)	19
Total	34,682	28,596	6,086	3,806
2024	32,079	28,273	3,806	

3a. GROUP PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM SOCIAL LETTING ACTIVITIES

	2025	2024
	£'000	£'000
Rent receivable net of Service Charges	32,966	30,890
Service Charges	1,017	932
Gross income from rents and service charge	33,983	31,822
Less voids	(2,894)	(2,761)
Net income from rents and service charges	31,089	29,061
Grants from the Scottish Ministers	2,419	1,747
Other Income	350	308
Total turnover from social letting activities	33,858	31,116
Management and maintenance administration costs	12,884	11,953
Planned and cyclical maintenance inc major repair costs	2,519	2,377
Reactive maintenance costs	2,850	3,924
Bad Debts - rents and service charge	287	367
Depreciation of social housing	9,137	8,652
Operating costs for social letting activities	27,677	27,273
Operating Surplus for Letting Activities	6,181	3,843
2024	3,843	

The above information relates to General Needs Housing only as RCH do not have any shared ownership or supported housing properties.

The total amount of major repairs expenditure incurred in the year was £12,292,000 (2024-£11,968,000). Major repairs of £12,064,000 (2024-£11,694,348) were capitalised in the year

3a. COMPANY PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM SOCIAL LETTING ACTIVITIES

	2025	2024
	£'000	£'000
Rent receivable net of Service Charges	32,966	30,890
Service Charges	1,017	932
Gross income from rents and service charge	33,983	31,822
Less voids	(2,894)	(2,761)
Net income from rents and service charges	31,089	29,061
Grants from the Scottish Ministers	2,419	1,747
Other Income	258	225
Total turnover from social letting activities	33,766	31,033
Management and maintenance administration costs	12,898	12,049
Planned and cyclical maintenance inc major repair costs	2,519	2,377
Reactive maintenance costs	2,850	3,924
Bad Debts - rents and service charge	287	367
Depreciation of social housing	9,096	8,529
Operating costs for social letting activities	27,650	27,246
Operating Surplus for Letting Activities	6,116	3,787
2024	3,787	

The above information relates to General Needs Housing only as RCH do not have any shared ownership or supported housing properties.

The total amount of major repairs expenditure incurred in the year was £12,292,000 (2024-£11,968,000). Major repairs of £12,064,000 (2024-£11,691,348) were capitalised in the year.

3b. GROUP PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES								
	Grants from Scottish Ministers	Restricted revenue grants	Supporting people income	Other income	Total Turnover	Other operating costs	Year to 2025 Operating Surplus/ (Deficit)	Year to 2024 Operating Surplus/ (Deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Support activities	-	-	190	418	608	608	-	(20)
Homefact	-	-	-	315	315	315	-	-
Social Housing Fuel Support Fund	-	-	-	-	-	4	(4)	4
Homelessness Prevention	-	-	-	(8)	(8)	-	(8)	13
Short Term Grant Funding	-	-	-	1	1	-	1	(3)
Cycle Scotland	-	-	-	-	-	-	-	(10)
Other activities	-	-	-	-	-	19	(19)	13
Total from other activities	-	-	190	726	916	946	(30)	(3)
2024	-	118	190	772	1,080	1,083	(3)	
Grants awarded have only been spent for the purposes intended. During the year there was no other surplus or deficit from other activities other than that noted above.								

3b. COMPANY PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES								
	Grants from Scottish Ministers	Restricted revenue grants	Supporting people income	Other income	Total Turnover	Other operating costs	Year to 2025 Operating Surplus/ (Deficit)	Year to 2024 Operating Surplus/ (Deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Support activities	-	-	190	418	608	608	-	2
Homefact	-	-	-	315	315	315	-	-
Social Housing Fuel Support Fund	-	-	-	-	-	4	(4)	4
Homelessness Prevention	-	-	-	(8)	(8)	-	(8)	13
Short Term Grant Funding	-	-	-	1	1	-	1	(3)
Cycle Scotland	-	-	-	-	-	-	-	(10)
Other activities	-	-	-	-	-	19	(19)	13
Total from other activities	-	-	190	726	916	946	(30)	19
2023	-	118	190	738	1,046	1,027	19	
Grants awarded have only been spent for the purposes intended.								
During the year there was no other surplus or deficit from other activities other than that noted above.								

4a. Tangible Fixed Assets - Group and Company - Housing Properties

All properties were transferred to the Company at nil value as part of the Large Scale Voluntary Stock Transfer from Inverclyde Council. During the year, 101 properties have been scheduled for demolition, resulting in a £565,649 loss (2024: £217,748). All such properties had a £nil value. Security has been granted to lenders in respect of housing properties and net cumulative interest capitalised on housing properties at 31 March 2025 amounted to £nil (2024: £nil).

	Housing Properties Held for Letting	Housing Properties Held for Construction	Totals
	£'000	£'000	£'000
Cost			
At 1 April 2024	312,553	2,904	315,457
Additions during the period	16,751	-	16,751
Transferred during the period	-	-	-
Disposals during the period	(96)	-	(96)
At 31 March 2025	329,208	2,904	332,112
Depreciation			
At 1 April 2024	70,842	-	70,842
Provided during the period	9,096	-	9,096
Disposals during the period	(61)	-	(61)
At 31 March 2025	79,877	-	79,877
Net Book Value			
As at 31 March 2025	249,331	2,904	252,235
As at 31 March 2024	241,711	2,904	244,615
Social Housing Grant is repayable under certain circumstances. The amount relating to asset disposal during the year is £42,411 (2024: £40,320).			
The value of land held within Housing Properties Held for Letting is £3,658,652 (2024: £3,658,652).			

4b. Tangible Assets - Group - Other.

	Furniture and Fittings	Plant and Machinery	Computer Equipment	Total
	£'000	£'000	£'000	£'000
Cost				
At 1 April 2024	-	222	2,625	2,847
Additions during the period	-	3	-	3
Disposals during the period	-	-	-	-
At 31 March 2025	-	225	2,625	2,850
Depreciation				
At 1 April 2024	-	135	2,592	2,727
Provided during the period	-	41	17	58
Disposals during the period	-	-	-	-
At 31 March 2025	-	176	2,609	2,785
Net Book Value				
As at 31 March 2025	-	49	16	65
As at 31 March 2024	-	87	33	120
Plant and machinery held by the Group, with a carrying value of £35,943 (2024: £55,877) are held under finance leases.				

4b. Tangible Assets - Company - Other.

	Furniture and Fittings	Computer Equipment	Total
	£'000	£'000	£'000
Cost			
At 1 April 2024	-	2,625	2,625
Additions during the period	-	-	-
Disposals during the period	-	-	-
At 31 March 2025	-	2,625	2,625
Depreciation			
At 1 April 2024	-	2,592	2,592
Provided during the period	-	17	17
Disposals during the period	-	-	-
At 31 March 2025	-	2,609	2,609
Net Book Value			
As at 31 March 2025	-	16	16
As at 31 March 2024	-	33	33
None of the Company's properties are held under finance lease agreements.			

4c. Intangible Assets - Group

	Computer Software	Website Development	Arrangement Fee	Total
	£'000	£'000	£'000	£'000
Cost				
At 1 April 2024	913	63	1,021	1,997
Additions during the period	114	-	-	114
Disposals during the period	(4)	-	-	(4)
At 31 March 2025	1,023	63	1,021	2,107
Depreciation				
At 1 April 2024	746	63	204	1,013
Provided during the period	149	-	102	251
Disposals during the period	(4)	-	-	(4)
At 31 March 2025	891	63	306	1,260
Net Book Value				
As at 31 March 2025	132	-	715	847
As at 31 March 2024	167	-	817	984

4c. Intangible Assets - Company

	Computer Software	Website Development	Arrangement Fee	Total
	£'000	£'000	£'000	£'000
Cost				
At 1 April 2024	913	63	1,021	1,997
Additions during the period	114	-	-	114
Disposals during the period	(4)	-	-	(4)
At 31 March 2025	1,023	63	1,021	2,107
Depreciation				
At 1 April 2024	746	63	204	1,013
Provided during the period	149	-	102	251
Disposals during the period	(4)	-	-	(4)
At 31 March 2025	891	63	306	1,260
Net Book Value				
As at 31 March 2025	132	-	715	847
As at 31 March 2024	167	-	817	984

5. Stock General Stock

Group		Company	
2025	2024	2025	2024
£'000	£'000	£'000	£'000
299	272	-	-
299	272	-	-

The cost of stock recognised as an expense during the year amounted to £0.9 million (2023: £0.8 million).

6a. Debtors due within one year

	Group		Company	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Rent arrears	2,366	1,907	2,366	1,907
Less: bad debt provision	(1,557)	(1,515)	(1,557)	(1,515)
	809	392	809	392
Prepayments	266	207	225	192
Intercompany Loan	-	-	497	497
Intercompany Debtors	-	-	758	2,525
Sundry debtors	918	1,418	915	1,407
Less: bad debt provision	(252)	(295)	(252)	(295)
	1,741	1,722	2,952	4,718

Grant receivable	30	1,565	30	1,565
	1,771	3,287	2,982	6,283

In October 2016, RCH entered into an intercompany loan agreement of £0.5 million with its subsidiary Home Fix Scotland. The interest associated with this loan agreement is 5% per annum. The loan is repayable on demand.

6b. Debtors due after more than one year

	Group		Company	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Sundry debtors	377	421	377	421
	377	421	377	421

7. Creditors due within one year

	Group		Company	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Trade creditors	290	638	290	638
Other taxation and social security	252	263	194	177
Rents in advance	760	252	760	252
Hire Purchase Lease	24	56	24	56
Deferred Capital Grant (Note 9)	1,588	1,584	1,588	1,584
Loan	1,987	1,764	1,987	1,764
Intercompany creditors	-	-	1,346	3,229
Accruals and other creditors	3,558	5,364	3,044	4,904
	8,459	9,921	9,233	12,604
No security is attached to creditors of the subsidiary.				

8. Creditors due after one year

	Group		Company	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Hire Purchase Lease	8	32	-	-
Deferred Tax	10	-	-	-
Deferred Capital Grant (Note 9)	98,778	99,834	98,778	99,834
Loan	141,016	129,503	141,016	129,503
	239,812	229,369	239,794	229,337

Loans				
Loans are repayable in instalment due as follows: -	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
In one year or less	1,987	1,764	1,987	1,764
Between one and two years	2,240	1,987	2,240	1,987
Between two and five years	7,163	4,706	7,163	4,706
In five years or more	131,613	122,810	131,613	122,810
	143,003	131,267	143,003	131,267

The Company holds loan facilities of £110 million and £32 million with RBS and Nationwide respectively.

8. Creditors due after one year (continued)

Facility	Amount £'000	Interest Rate Basis	Repayment Terms
A	20,628	Fixed rate of 6.19%	Mar 2035
B	33,750	SONIA +1.5%	Sept 2047
C	13,000	Fixed rate of 5.277%	Oct 2032
C	20,750	Fixed rate of 6.156% until Sept 2026	Oct 2032
D (Revolving)	22,375	SONIA +1.4%	Oct 2032
	110,503		
The Company holds three term loans with RBS and a revolving credit facility:			

Facility	Amount £'000	Interest Rate Basis	Repayment Terms
A	6,500	Fixed rate of 6.19%	Mar 2038
B	10,747	Fixed rate of 6.19%	Mar 2032
B	5,000	Fixed rate of 6.29% until Sept 2026	Mar 2032
B	2,753	Fixed rate of 5.09% until Sept 2029	Oct 2032
C (Revolving)	7,293	Fixed rate of 5.04% until Sept 2029	Oct 2032
	32,293		
The Company holds two term loans with Nationwide and a revolving credit facility.			

The Company's loan facilities are secured by a standard security over 5,669 of the Company's properties and contains a negative pledge. This security is held by Prudential Trustee Company Limited as Security Trustee for the aforementioned finance parties.

Energy Trust Loans of £0.2 million are repayable over 2 years (£0.1 million within one year) and have no interest charge.

9. Deferred Capital Grant

	Group		Company	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Opening Balance	101,418	100,441	101,418	100,441
Grant Received in the Year	594	2,616	594	2,616
Capital Grant Impaired	(42)	(40)	(42)	(40)
Capital Grant Released	(1,604)	(1,599)	(1,604)	(1,599)
	100,366	101,418	100,366	101,418
Amounts to be Released within One Year	1,588	1,584	1,588	1,584
Amounts to be Released after One Year	98,778	99,834	98,778	99,834
	100,366	101,418	100,366	101,418

10. Employees - Group

	2025	2024
	No.	No.
The average full time equivalent number (including key management personnel) of persons employed by the Company during the period were as follows:	281.0	267.7
Group Services	41.7	40.6
Strategic Leadership Team	9.2	7.7
Customer Services	82.8	85.7
Property Services	26.1	22.3
Home Fix Scotland	121.2	111.4

	2025	2024
	No.	No.
The average number of persons employed by the Company during the period	192	204
	£'000	£'000
Wages and salaries	9,934	9,233
Social security costs	1,002	884
Other pension costs	662	815
Staff costs during period	11,598	10,932

Key Management Personnel are defined as the members of the Board, the Chief Executive and any other person reporting directly to the Chief Executive or the Board whose total emoluments exceed £60,000 per year.

The total number of staff members whose emoluments exceeded £60,000 per year was 16 (2024: 14).

10. Employees - Group (continued)

The number of the Key Management Personnel whose emoluments, excluding pension contributions, were over £60,000 per annum were as follows:

	No.	No.
£60,001 to £70,000	-	-
£70,001 to £80,000	-	-
£80,001 to £90,000	-	-
£90,001+	5	5

	2025	2024
	£'000	£'000
Aggregate emoluments for the above Key Management Personnel (excluding pension contributions)	608	565
The emoluments of the Chief Executive (excluding pension contributions)	162	147
Aggregate pension contributions in relation to the above key management personnel	59	64

The aggregate emoluments shown in 2024 included River Clyde Homes management. The numbers for 2025 and 2024 have been amended to include Home Fix Scotland management.

There were redundancy costs of £280,174 in the year (2024: £102,915). The Chair of the Boards received emoluments of £5,000 (RCH Board) and £4,000 (HFS Board) in the year (2024: £5,000 and £4,000) in respect of their services to the Group.

11. Pension Obligations

The Company's employees belong to two Pension funds, the Strathclyde Pension Fund which is part of the Local Government Pension Scheme (LGPS), and the Scottish Housing Associations' Pension Scheme. Pension payments outstanding at the end of the financial year totalled £Nil (2024: £35,759) and £3,195 (2024: £94,342) respectively.

11. Pension Obligations – The Strathclyde Pension Fund

(i) The Strathclyde Pension Fund is a defined benefit scheme which provides benefits based on the final pensionable salary, the assets of which are held in a separate trustee administered fund. The pension costs are assessed with the advice of independent qualified actuaries, using the projected unit method.

The assumptions and other data that have the most significant effect on the determination of the contribution levels of this scheme are as follows:

	31/03/2025 % per annum	31/03/2024 % per annum
Retail Price Inflation	3.2	3.2
Increase in salaries	3.5	3.5
Increase in pension and deferred pensions	2.8	2.8
Discount rate	5.8	4.8

The Company's share of assets in the scheme and expected rate of return were:

	31/03/2025 Assets 2025 £'000	31/03/2024 Assets 2024 £'000
Equities	33,261	31,680
Bonds	12,750	14,747
Property	4,989	5,462
Cash	4,435	2,731
Total	55,435	54,620

The mortality assumptions for those aged 65 adopted at 31 March 2025 imply the following life expectancies:

	Males	Females
Current Pensioners	19.4 years	22.4 years
Future Pensioners	19.8 years	24.5 years

11. Pension Obligations – The Strathclyde Pension Fund (continued)

Net Pension Liability

	31/03/2025	31/03/2024	31/03/2023	31/03/2022	31/03/2021
	£'000	£'000	£'000	£'000	£'000
Estimated Employer Assets	55,435	54,620	50,631	52,057	48,810
Present Value of funded liabilities	(29,137)	(33,933)	(33,549)	(49,731)	(52,446)
Present Value of unfunded liabilities	(1,195)	(1,368)	(1,359)	(1,768)	(1,899)
Net Pension Asset/ (Liability)	25,103	19,319	15,723	558	(5,535)

In line with the stated accounting policy and having given due consideration to the requirements of FRS 102, the Directors have determined that recognition of the net pension asset within the financial statements is not appropriate given the lack of quantifiable economic benefit the Group expects to receive, and the undeterminable timing of any inflow should it arise. The Board have consulted with external professionals when making this assessment.

	31/03/2025		31/03/2024	
	%	£'000	%	£'000
Expected return on Assets	194.5	2,594	156.7	2,391
Interest on pension scheme liability	(102.1)	(1,671)	(100.9)	(1,641)
Net Gain/(Loss) (B)	92.4	923	55.8	750
Net Revenue Account Costs (A) - (B)	77.7	1,213	35.4	585

11. Pension Obligations – The Strathclyde Pension Fund (continued)

Analysis of the amount charged to operating profit

	31/03/2025		31/03/2024		31/03/2023		31/03/2022		31/03/2021	
	%	£'000	%	£'000	%	£'000	%	£'000	%	£'000
Service costs	14.7	334	20.4	373	22.5	777	46.4	1,038	51.7	803
Past service costs	0.0	0	0.0	0	0.0	0	0.00	0	0.00	0
Total Operating Charge (A)	14.7	334	20.4	373	22.5	777	46.4	1,038	51.7	803

Analysis of the amount in Statement of Total Recognised Surpluses and Deficits

	2025 £'000	2024 £'000
Opening Balance Gain/(Losses)	609	1,422
Actuarial gain	5,011	2,783
Impact of irrecoverable surplus	(5,784)	(3,596)
Increase/(Decrease) in Irrecoverable Surplus from Membership	-	-
Actuarial gain on assets and liabilities recognised in Comprehensive Income	5,011	2,783
Cumulative Actuarial (Loss) / Gain	(164)	609

RIVER CLYDE HOMES AND SUBSIDIARY
Notes to the Financial Statements for the year ended 31 March 2025

11. Pension Obligations – The Strathclyde Pension Fund (continued)

Movement in pension deficit during the year	2025 £'000	2024 £'000
Deficit at beginning	-	-
Current Service cost	(334)	(373)
Past Service cost	-	-
Expected Return on Employers assets	2,594	2,391
Interest Costs	(1,671)	(1,641)
Employers Contribution	184	436
Actuarial gain	5,011	2,783
Actuarial loss on asset ceiling	(5,784)	(3,596)
Pension deficit at end of year	-	-

ii. Scottish Housing Association Pension Scheme is a multi-employer defined benefit scheme managed by the Pension Trust. Contributions are charged to the Statement of Comprehensive Income to spread the cost of pensions over the employees' working lives within the Company.

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

	2025 £'000	2024 £'000
Fair value of plan assets	6,968	7,513
Present value of defined benefit obligation	7,699	8,497
Surplus/(Deficit) in plan	(731)	(984)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(731)	(984)

11. Pension Obligations (continued) - SHAPS**RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION**

	2025
	£'000
Defined benefit obligation at start of period.....	8,497
Current service cost	163
Expenses.....	13
Interest expense.....	429
Contributions by plan participants	394
Actuarial losses (gains) due to scheme experience	132
Actuarial losses (gains) due to changes in financial assumptions	(1,783)
Benefits paid and expenses	(105)
Defined benefit obligation at end of period.....	7,699

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

	2025
	£'000
Fair value of plan assets at start of period	7,513
Interest income	390
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(1,737)
Contributions by the employer	554
Contributions by plan participants	394
Benefits paid and expenses	(146)
Fair value of plan assets at end of period	6,968

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2025 was (£1,347,000).

11. Pension Obligations (continued) - SHAPS

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

	2025 £'000
Current service cost	163
Expenses	13
Net interest expense	39
Defined benefit costs recognised in statement of comprehensive income (SoCI)	215

DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME

	2025 £'000
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss).....	(1,737)
Experience gains and losses arising on the plan liabilities - gain (loss)	(132)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	1,783
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	(86)
Total amount recognised in other comprehensive income - gain (loss).....	(86)

11. Pension Obligations (continued) - SHAPS

ASSETS	2025 £'000	2024 £'000
Global Equity	807	864
Absolute Return	-	338
Distressed Opportunities	-	276
Credit Relative Value	-	265
Alternative Risk Premia	-	270
Liquid Alternatives	1,283	-
Emerging Markets Debt	-	132
Risk Sharing	-	451
Insurance-Linked Securities	27	47
Property	345	318
Infrastructure	1	719
Private Equity	6	6
Real Assets	832	-
Private Debt	-	302
Opportunistic Illiquid Credit	-	299
Private Credit	869	-
Credit	296	-
Investment Grade Credit	319	-
High Yield	-	1
Cash	37	195
Long Lease Property	2	56
Secured Income	161	251
Liability Driven Investment	1,962	2,717
Currency Hedging	12	(3)
Net Current Assets	9	9
Total assets	6,968	7,513
None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.		

11. Pension Obligations (continued) - SHAPS

KEY ASSUMPTIONS

	31/03/2025 % per annum	31/03/2024 % per annum
Allowance for commutation of pension for cash at retirement	75	75
Inflation (RPI)	3.02	3.07
Increase in salaries	3.80	3.80
Increase (CPI)	2.80	2.80
Discount rate	5.99	4.94

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

	Life expectancy at age 65 (YEARS)
Male Retiring in 2024	20.2
Female Retiring in 2024	22.7
Male Retiring in 2044	21.5
Female Retiring in 2044	24.2

12. Company limited by guarantee

The Company is a Company limited by guarantee and does not have a share capital. The liability of the members is limited to £1 each.

RIVER CLYDE HOMES AND SUBSIDIARY
Notes to the Financial Statements for the year ended 31 March 2025

13. Reconciliation of movement in reserves – Group

Income & Expenditure Reserve	2025 £'000	2024 £'000
Opening funds	10,294	15,816
Deficit for period	(1,921)	(3,438)
Tfr from/(to) Restricted Reserve	32	4
SHAPS Actuarial loss on pension scheme	(86)	(1,275)
LGPS Actuarial gain on pension scheme	(773)	(813)
Revenue reserve at end of year	7,546	10,294

Restricted Reserves	2025 £'000	2024 £'000
Opening funds	59	63
Movement in the Year	(32)	(4)
Restricted Reserve	28	59

Restricted Reserve Detail	Opening Funds £'000	Movement in Year £'000	Balance £'000
Support & Connect	7	-	7
Homelessness Prevention Fund	13	(8)	5
Short Term Grant	13	-	13
Outreach Financial Wellbeing Service	12	(19)	(7)
Social Housing Fuel Support Fund	5	(5)	-
Digital Telecare	4	-	4
Cycle Scotland	5	-	5
Restricted Reserve	59	(32)	27

13. Reconciliation of movement in reserves – Company

Income & Expenditure Reserve	2025 £'000	2024 £'000
Opening funds	10,211	15,742
Deficit for period	(1,948)	(3,447)
Tfr from/(to) Restricted Reserve	32	4
SHAPS Actuarial loss on pension scheme	(86)	(1,275)
LGPS Actuarial gain on pension scheme	(773)	(813)
Revenue reserve at end of year	7,436	10,211

13. Reconciliation of movement in reserves – Company (continued)

Restricted Reserve Detail	Opening Funds £'000	Movement in Year £'000	Balance £'000
Support & Connect	7	-	7
Homelessness Prevention Fund	13	(8)	5
Short Term Grant	13	-	13
Outreach Financial Wellbeing Service	12	(19)	(7)
Social Housing Fuel Support Fund	5	(5)	-
Digital Telecare	4	-	4
Cycle Scotland	5	-	5
Restricted Reserve	59	(32)	27

14. Notes to the Cash Flow Statement – Group

a) Reconciliation of operating surplus to Net cash inflow from operating activities	2025 £'000	2024 £'000
Operating surplus	6,151	3,840
Depreciation	9,401	8,894
Pension - employee income	(1,112)	458
Capital Grant Released	(1,646)	(1,639)
Disposal of Fixed Assets Demolition	(566)	(218)
Other Finance Income	923	750
Decrease / (Increase) in debtors	1,560	(1250)
Increase in stock	(27)	(27)
(Decrease) / Increase in creditors	(2,105)	(741)
Net cash flow from operating activities	12,579	10,108

b) Reconciliation of net cash flow to movement in net debt	2025 £'000	2024 £'000
Increase/(Decrease) in cash for the period	55	(1946)
Loans received	(13,500)	(8,100)
Loan repayments	1,464	1,426
Change in net debt	(11,981)	(8,620)
Opening Net debt	(130,339)	(121,719)
Net debt as at 31 March 2025	(142,320)	(130,339)

14. Notes to the Cash Flow Statement – Group (continued)

c) Analysis of changes in net debt	As at 01/04/24 £'000	Cash Flow £'000	Other Changes £'000	As at 31/03/25 £'000
Cash at bank and in hand	928	55	-	983
Debt due within one year	-	-	-	-
Debt due after one year	(131,267)	(12,036)	-	(143,303)
	(130,339)	(11,981)	-	(142,320)

14. Notes to the Cash Flow Statement – Company

a) Reconciliation of operating surplus to Net cash inflow from operating activities	2025 £'000	2024 £'000
Operating surpluses	6,086	3,805
Depreciation	9,361	8,549
Pension - employee income	(1,112)	458
Disposal of Fixed Assets - Demolition	(566)	(218)
Disposal of Fixed Assets	-	41
Amortisation of Intangible Fixed Assets	-	242
Other Finance Income	923	750
Capital Grant Released	(1,646)	(1,639)
Decrease / (Increase) in debtors	3,346	(2,645)
(Increase) / Decrease in stocks	-	-
Decrease in creditors	(3,898)	974
Net cash flow from operating activities	12,494	10,317

b) Reconciliation of net cash flow to movement in net debt	2025 £'000	2024 £'000
Increase/(Decrease) in cash for the period	(93)	(1,685)
Loans received	(13,500)	(8,100)
Loan repayments	1,464	1,426
Change in net debt	(12,129)	(8,359)
Opening Net debt	(130,408)	(122,049)
Net debt as at 31 March 2025	(142,537)	(130,408)

c) Analysis of changes in net debt	As at 01/04/24 £'000	Cash Flow £'000	Other Changes £'000	As at 31/03/25 £'000
Cash at bank and in hand	859	(93)	-	766
Debt due within one year	-	-	-	-
Debt due after one year	(131,267)	(11,736)	-	(143,003)
	(130,408)	(11,829)	-	(142,237)

15. Unit numbers under management

	2025 No.	2024 No.
Cottage	2,007	2,007
Flat	608	608
Maisonette	74	74
Multi-Storey	837	837
Tenement	2,566	2,614
	6,092	6,140

16. Related Parties

Various members of the Board are Tenants of the Company. The transactions with the Company are all done on standard terms, as applicable to all Tenants. During the year £17,157 (2024: £16,078) of rent was receivable from these tenant members. At the year-end there were £nil (2024: £nil) of rent arrears due from these tenant members. There are also Councillors from Inverclyde Council on the Board. Any transactions with Inverclyde Council are made at arm's length, on normal commercial terms and these Board members cannot use their position on the Board to their or the Council's advantage.

17. Auditors Remuneration

	Group		Company	
	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Fees payable to the auditor and its associates for the audit of the financial statements (including VAT)	42	38	28	26
Fees payable to the auditor and its associates in relation to taxation services	1	1	-	-

18. Annual Operating Leases-Group and Company

	2025 £'000		2024 £'000	
	Land & Buildings	Other Assets	Land & Buildings	Other Assets
Leases < 1 year	372	505	283	437
Lease 1 - 5 years	1,488	-	1,133	-
Leases > 5 years	1,251	-	1,535	-
	3,111	505	2,951	437

All the above leases relate to land, buildings, IT infrastructure and plant and machinery. The cost of operating leases recognised as an expense during the year amounted to £0.8 million (2024: £0.8 million).

19. Interest Payable and Other Charges

	Group		Company	
	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Bank and Building Society Loans	8,425	7,825	8,425	7,825

20. Capital Commitments

	2025 £'000	2024 £'000
Expenditure authorised by the Board	-	6,848
Less certified	-	(3,360)
	-	3,488

All above commitments are expected to be funded by grant or private finance

21. Deferred Taxation

	2025 £'000	2024 £'000
At the beginning of the year	-	0
Charged to profit or loss	(10)	0
<i>Deferred tax:</i>		
Accelerated Capital Allowances	11	0
Short-term timing differences	(1)	0
Total deferred tax	10	0

22. Financial Instruments

	Group		Company	
	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Financial Assets				
Cash and Cash Equivalents	983	928	766	859
Financial assets that are debt instruments measured at amortised cost	2,103	3,375	3,199	5,387
Financial Liabilities				
Financial liabilities measured at amortised cost	147,315	136,414	148,661	138,908

Financial assets that are debt instruments measured at amortised cost comprise rental arrears, other debtors and amounts owed by fellow group companies.

Financial liabilities measured at amortised cost comprise trade creditors, other creditors, amounts owed to fellow group companies, accruals and bank loans.



**Report and Financial Statement
For the year ended 31 March 2025**

REGISTRATION PARTICULARS:

Principal Office and registered address:

River Clyde Homes

Clyde View

22 Pottery Street Greenock PA15 2UZ

www.riverclydehomes.org.uk

Company Number: SC329031

Charity Number: SC038584

Property Factor Registration Number: PF000152
Scottish Housing Regulator Registered Number: 362

