Partick Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2026

Financial Conduct Authority No. 1824 R (S)

Registered Housing Association No. HAL 168

Scottish Charity No. SC033751

PARTICK HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 MARCH 2026

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PARTICK HOUSING ASSOCIATION LIMITED

MEMBERS OF THE BOARD OF MANAGEMENT, EXECUTIVE AND ADVISERS

FOR THE YEAR ENDED 31 MARCH 2026

Board of Management

Helen Turner	Chair	
Alan Howie	Vice Chair	
Annette Bonar		
David Downie		
Alastair Firth		
Jeremy Kemp		
Leslie Milne		
Lauchlan Mitchell		
Janet Napthine		
Arlene Robertson		
Janet Stitt		
Jake Beaton	appointed	- 9 September 2025
Rosemary Cairns	appointed	- 9 September 2025
Jonathan Fairgrieve	appointed	- 9 September 2025
Donald Martin	appointed	- 9 September 2025
Scott Crawford	resigned	- 9 September 2025
Jennifer Young	resigned	- 9 September 2025

Secretary
Stewart MacKenzie

Executive Officers

Stewart MacKenzie	Chief Executive
Georgina Kent	Operations Director
Julie Thomson	Finance Director
Lindsay Forrest	Investment Director
Jacqueline McCutcheon	Corporate Services Director

Registered Office
10 Mansfield Street
Glasgow
G11 5QP

External Auditors
TC Group
Business Advisors and Accountants
180 St Vincent Street
Glasgow
G2 5SG

Internal Auditors
TIAA
Artillery House
Newgate Lane
Fareham
PQ14 1AH

Bankers
Clydesdale Bank PLC, Trading as Virgin Money Uk plc
326 Byres Road
Glasgow
G12 8AN

Solicitors
BTO Solicitors LLP
48 St Vincent Street
Glasgow
G2 5HS

REPORT OF THE BOARD OF MANAGEMENT

FOR THE YEAR ENDED 31 MARCH 2026

The Board of Management presents their report and audited financial statements for the year ended 31 March 2026.

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No.1824 R (S)), the Scottish Housing Regulator as a registered social landlord (No. HAL 168) and as a registered Scottish Charity with the charity number SC033751.

Principal Activity

The principal activities of the Association are the provision and management of affordable rented accommodation.

Financial Review

It has been a strong year in terms of operational performance and the Association continued with its investment programme in its housing stock and new housing supply projects, spending £1.4m in this area during the financial year.

Accounting Policies

The Association's accounting policies comply with UK Generally Accepted Accounting Principles. The major accounting policies in terms of impact on the financial statements are the treatment of capital grants and the calculation of housing property depreciation.

Treasury Policy

The treasury function manages the Association's financial resources to ensure it can meet its financial obligations as they fall due.

Net cash outflow during the year amounted to £92k (2025: £57k), details of which are shown in the cash flow statement. Cash inflows included £3.1m from operating activities. Cash outflows included £1.4m on developments and housing improvements. Total debt decreased in the year from £18.7m to £17.4m. The Association currently has a revolving credit facility of £18m with the Clydesdale Bank of which £2.25m was drawn down at 31 March 2026. It also has a £13m bond from Allia C&C which is a 15-year fixed deal repayable in full in 2034 together with rolled up interest charged at 2.74% pa (interest totalling £6.5m).

The Association continues to apply its Treasury Management policy to maximise the resources available to it and is confident that it will continue to be able to access loan facilities when required.

REPORT OF THE BOARD OF MANAGEMENT

FOR THE YEAR ENDED 31 MARCH 2026

Revenue

Total revenue for the year was £11.1m (2025: £11.5m). Gross income from rents and service charges increased in the year by 4% to £10.0m (2025: £9.6m). Rental income loss from voids was £22k, representing 0.2% of gross income (2025: £23k). Revenue grants for social letting activities (adaptations) totalled £61k (2025: £75k). Grant income released from deferred income in respect of Housing Association Grant ("HAG") amounted to £435k (2025: £493k).

Operating Costs

Total operating costs for the year were £10.5m (2025: £10.3m). This included management and maintenance administration costs of £2.9m (2025: £2.8m), services costs of £0.1m (2025: £0.3m), planned and cyclical maintenance costs of £3.0m (2025: £2.7m), reactive maintenance costs of £1.4m (2025: £1.5m), bad debt expense of £22k (2025: £42k) and depreciation of affordable let properties of £2.4m (2025: £2.4m).

Statement of Financial Position

The net worth of the Association increased in the year by £137k to £46.2m represented by revenue reserves of £47.3m, pension reserve of (£1.1m) and issued share capital of £95.

Surplus for the Year and Transfers

The results for the year are shown in the Statement of Comprehensive Income on page 16. The total comprehensive income for the year of £137k (2025: £549k) has been transferred to revenue reserves.

Operational Review

During the year the Association acquired two properties for social rent. The Association continued to improve its existing homes, spending £1.1m on kitchens, bathrooms, central heating and windows during the year and £4.4m on planned, cyclical and reactive maintenance. The Association continues to plan the investment that will be required in its stock within the next 5 years to ensure continuing compliance with the Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (EESSH/SHNZS).

PARTICK HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT

FOR THE YEAR ENDED 31 MARCH 2026

Corporate Governance

The Association is the charitable parent of the group and has a clear and separate identity.
The members of the group are:

Company Name	Activity
Partick Housing Association Limited	Provision of affordable rented accommodation
Partick Works Limited	Factoring, rental of mid-market and commercial properties

Partick Works Limited is a wholly owned subsidiary of Partick Housing Association Limited. The governing body is called the Board of Management, which is elected by and is responsible to the wider share membership. Board members, who serve in a voluntary capacity, are responsible for determining the overall direction of the Association, its strategy and policies. The Board exercises effective control over activities and makes decisions in the best interests of the organisation and its service users. Standards of service delivery are set and monitored through regular reporting.

The Association exercises high standards of governance, monitoring and reviewing its governance policies and processes routinely. It undertakes regular self-assessment of its performance, seeks assurance and ensures that it has the right mix of skills and expertise to meet its responsibilities. The Association operates to high ethical standards and conducts its business in accordance with its Code of Conduct. The Leadership Team is responsible for delivering the strategy set by the Board and undertakes operational activities in line with the policies set. This report details issues that have arisen during the year relating to the main activities undertaken by Partick Housing Association Limited.

Corporate Issues

Engagement with service users is part of the Association's aims and objectives, as set out in its Customer Engagement Strategy.

The Association is committed to engaging key stakeholders in the development of its business planning and ensuring that people have the necessary skills and knowledge to deliver its strategic business objectives.

Best Use of Resources

The Association has robust risk management processes in place to mitigate risk and consider its risk appetite. It has rolling programmes of major investment in its housing stock and uses updated stock condition information so that its long-term financial planning reflects its future investment requirements. The Association has a Value For Money Strategy and looks for efficiencies, best value and continuous improvement in the way that it carries out business processes.

Services

The Association aims to deliver quality services and pursue continuous improvement. It continues to upgrade its housing stock by investing in a major component replacement programme, along with the day-to-day reactive repairs and cyclical maintenance work, as well as disabled adaptations to meet particular needs.

The Association's focus on effective arrears management continues, with a clear commitment to maximising income while delivering tenancy sustainment.

Risk Management

The Board has a formal risk management process in place to assess business risks, consider risk appetite and implement effective risk management strategies. This involves identifying the types of risks the Association faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying means of mitigating the risks. As part of this process, the Board has reviewed the adequacy of the Association's current internal controls. Accordingly they have set policies on internal controls which cover the following:

- consideration of the types of risk the Association faces;
- consideration of risk appetite and the level of risks which they regard as acceptable;
- the likelihood of the risks materialising;
- the Association's ability to reduce the incidence and impact on the business of risks that do materialise and the costs of operating particular controls relative to the benefit obtained;
- clarification of the responsibility of management to implement the Board's policies and to identify and evaluate risks for their consideration;
- communication that employees have responsibility for internal control as part of their accountability for achieving objectives;
- embedding the control system in the Association's operations so that it becomes part of the culture of the Association;
- developing systems to respond quickly to evolving risks arising from factors within the Association to changes in the external environment; and
- including procedures for reporting failings immediately to appropriate levels of management and the Board together with details of corrective action being undertaken.

Credit Payment

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

Maintenance Policies

The Association seeks to maintain its properties to a modern standard, including day-to-day repairs and cyclical maintenance to deal with the gradual wear and tear of building components. It is expected that the cost of all these repairs are charged to the Statement of Comprehensive Income.

In addition, the Association has a long-term programme of major repairs to replace components which have come to the end of their useful lives or to comply with updated standards as a result of legislative or regulatory changes. The cost of these repairs would be charged to the Statement of Comprehensive Income, unless it was agreed they could be capitalised within the terms outlined in the SORP.

Treasury Management

The Association has an active treasury management function, which operates in accordance with the Treasury Management Policy approved by the Board. In this way the Association manages its borrowing arrangements to ensure that it is always in a position to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held.

Employee Engagement and Health & Safety

The Association facilitates employee engagement in service delivery and planning, and maintains health & safety standards as required.

Quality and Integrity of Personnel

The integrity and competence of human resources are ensured through robust recruitment standards and subsequent training and development. Effective and professional staff are an essential part of the control environment and the standards set out in policies, which are communicated to all by the Chief Executive and wider Leadership Team.

Investment Appraisal

Capital expenditure is regulated by budgetary process and authorisation levels. For expenditure beyond specified levels, detailed written proposals have to be submitted to the Board. Reviews are carried out during major development projects, to monitor expenditure and performance and a final review is carried out upon completion of each such project to determine if any revisions are required to our process having reflected on any lessons learned.

Budgetary Process

Each year the Board approves the annual budget and strategic priorities. Key risk areas are identified. Performance is monitored and relevant action taken throughout the year through quarterly reporting to the Board of Management of variances from the budget, updated forecasts for the year, together with information on the key risk areas. Approval procedures are in place in respect of major areas of risk such as major contract tenders, expenditure and treasury management.

Rental Income

The Association's Rent Setting & Service Charge Policy uses a points system reflecting the size, type and facilities of the accommodation. This ensures that through the rent setting process the rent charged is affordable, equitable, transparent, consistent and reasonable within the context of the local housing market. Rents were increased on 1 April 2026 by an average of 5.3% (2025: 4.0%), which sought to balance organisational cost pressures so it remained financially viable; continued delivery of key services and stock investment; and rent levels that remained affordable.

General Reserves Policy

The Board members have reviewed the reserves of the Association. This review encompassed the nature of the income and expenditure streams, the need to match variable income with fixed commitments and the nature of the reserves. The Board is satisfied that the Association has a sufficient level of reserves to meet future commitments. During the year the Association's general reserve increased from £47.2m to £47.3m.

Home Ownership

Properties are disposed of under the appropriate legislation and guidance. All costs, first tranche sales, and grants relating to the share of property sold are removed from the financial statements at the date of sale. Any grants received that cannot be repaid from the proceeds of sale are abated and the grants removed from the financial statements. No properties have been sold under the Right to Buy since 2017 due to changes in legislation.

New Housing Supply

During the year, the Association completed the acquisition of two properties for social rent.

The Association is currently exploring further potential new housing supply opportunities and plans to build a further 78 units over the next 4 to 5 years, although specific sites, details and availability of HAG subsidy have still to be agreed.

Board and Executive Officers

The Members of the Board of Management and the Executive Officers are listed on page 1.

Each member of the Board holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of directors, they act as executives within the authority delegated by the Board.

The Members of the Board are also trustees of the charity. Members of the Board are appointed by the Members at the Association's Annual General Meeting.

Statement of Board of Management's Responsibilities

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

- select suitable accounting policies and apply them consistently;
- make reasonable and prudent judgements and estimates;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a Statement on Internal Financial Control.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements 2024. They are responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. They are also responsible for ensuring the Association's suppliers are paid promptly.

Going Concern

Based on its budgetary and forecasting processes the Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future; therefore, it continues to adopt the going concern basis of accounting in preparing the annual financial statements.

Statement on Internal Financial Control

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

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

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

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the Leadership Team and the Board to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board;
- the Board receives reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board has reviewed the system of internal financial control in the Association during the year ended 31 March 2026. No weaknesses were found in internal financial controls which could result in material losses, contingencies, or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

Donations

During the year, the Association made charitable donations of £1,000 (2025 - £750).

Disclosure of Information to the Auditor

The members of the Board at the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. They confirm that they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditor

A resolution to reappoint the Auditors, TC Group, will be proposed at the Annual General Meeting.

By order of the Board of Management,

Stewart MacKenzie

S MacKenzie: Secretary

Date: 26 August 2026

PARTICK HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF PARTICK HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANACE MATTERS

In addition to our audit of the financial statements, we have reviewed your statement on page 9 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

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

Opinion

In our opinion the Statement of Internal Financial Control on page 9 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice 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 certain members of the Board and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Board's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

TC Group

TC GROUP
Business Advisors and Accountants
Statutory Auditors
GLASGOW

26 August 2026

PARTICK HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PARTICK HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026

We have audited the financial statements of Partick Housing Association ('the Association') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 Association's affairs as at 31 March 2026 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements 2024.

Basis for Opinion

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

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

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

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PARTICK HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026

Other Information

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

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

We have nothing to report in this regard.

Matters on Which we are Required to Report by Exception

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

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income and Statement of Financial Position are not in agreement with the books of account of the Association;
- we have not received all the information and explanations we require for our audit;
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibilities of the Board

As explained more fully in the Statement of the Board's Responsibilities as set out on Page 8, the Board 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 Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PARTICK HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026

Auditor's Responsibilities for the Audit of the Financial Statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

The Extent to which the Audit was Considered Capable of Detecting Irregularities Including Fraud

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 skills to identify or recognise non-compliance with applicable laws and regulations;
- we gained an understanding of the legal and regulatory framework applicable to the Association through discussions with management, and from our wider knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014 (and related regulations), the Housing (Scotland) Act 2010 and other laws and regulations applicable to a registered social housing provider in Scotland. We also considered the risks of non-compliance with the other requirements imposed by the Scottish Housing Regulator and we considered the extent to which non-compliance might have a material effect on the financial statements;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

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

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PARTICK HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026

The Extent to which the Audit was Considered Capable of Detecting Irregularities Including Fraud (continued)

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

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 1 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

- agreeing financial statement disclosures to underlying supporting documentation;
- reviewing the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing the Association's Assurance Statement and associated supporting information; and
- reviewing correspondence with the Scottish Housing Regulator.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Directors and other management and the inspection of regulatory and legal correspondence, if any.

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

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

Use of our Report

This report is made solely to the Association's members as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

TC Group

TC GROUP
Business Advisors and Accountants
Statutory Auditors
GLASGOW
26 August 2026

PARTICK HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2026

	Notes	2026	2025
		£	£
Revenue	2	11,145,107	11,541,909
Operating costs	2	(10,485,390)	(10,335,983)
OPERATING SURPLUS		659,717	1,205,926
Interest receivable and other income		86,602	94,953
Interest payable and similar charges	7	(652,863)	(755,832)
Other finance income / (charges)	10	(89,887)	(103,777)
		(656,148)	(764,656)
Surplus on ordinary activities before taxation	8	3,569	441,270
SURPLUS FOR THE YEAR		**3,569**	**441,270**
Other comprehensive income			
Actuarial gains on defined benefit pension plan	19	133,000	108,000
TOTAL COMPREHENSIVE INCOME		**136,569**	**549,270**

The results relate wholly to continuing activities.

The notes on pages 20 to 41 form an integral part of these financial statements.

PARTICK HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2026

	Notes	£	2026 £	£	2025 £
NON-CURRENT ASSETS					
Housing properties - depreciated cost	11a		81,282,207		82,640,574
Other tangible assets	11b		382,701		411,006
			81,664,908		83,051,579
INVESTMENTS					
Investment in subsidiaries	12		1,000,000		1,000,000
RECEIVABLES: Amounts falling due after more than one year	13		1,225,946		1,284,869
CURRENT ASSETS					
Receivables	14	377,471		486,664	
Cash and cash equivalents	15	600,174		692,647	
		977,645		1,179,311	
CREDITORS: Amounts falling due within one year	16	(1,504,312)		(1,563,712)	
NET CURRENT LIABILITIES			(526,667)		(384,401)
TOTAL ASSETS LESS CURRENT LIABILITIES			83,364,187		84,952,047
CREDITORS: Amounts falling due after more than one year	17		(17,407,951)		(18,724,315)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES					
Scottish Housing Association Pension Scheme	19		(1,053,484)		(1,122,710)
DEFERRED INCOME					
Social housing grants	20		(18,661,555)		(19,000,391)
NET ASSETS			**46,241,197**		**46,104,631**
EQUITY					
Share capital	21		95		98
Revenue reserves			47,294,586		47,227,243
Pension reserves			(1,053,484)		(1,122,710)
			46,241,197		**46,104,631**

The financial statements were approved by the Board of Management and authorised for issue and signed on their behalf on 26 August 2026.

	Alan Howie	Stewart MacKenzie
Board Member	**Board Member**	**Secretary**

The notes on pages 20 to 41 form an integral part of these financial statements.

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2026

	Notes		2026		2025
		£	£	£	£
Surplus for the year			3,569		441,270
Adjustments for non-cash items:					
Depreciation of tangible fixed assets	11	2,775,094		2,736,629	
Disposal of tangible fixed assets	11	-		699,019	
Amortisation of capital grants	20	(435,242)		(493,478)	
Non-cash adjustments to pension provisions		63,774		57,449	
Share capital cancelled in year	21	(6)		(7)	
			2,403,620		2,999,612
Interest receivable			(86,602)		(94,953)
Interest payable	7		652,863		755,832
Operating cash flows before movements in working capital			2,973,450		4,101,761
Change in receivables		205,599		(187,044)	
Change in creditors		(59,400)		(1,809,238)	
			146,199		(1,996,282)
Net cash inflow from operating activities			3,119,649		2,105,479
Investing activities					
Acquisition and construction of properties	11(a)	(1,388,422)		(4,381,608)	
Purchase of other fixed assets		-		(3,326)	
Social housing grant received		-		154,853	
Social housing grant repaid		-		(55,000)	
Net cash outflow from investing activities			(1,388,422)		(4,285,081)
Financing activities					
Loan movements from subsidiary	13	58,923		(80,308)	
Loan advances received		-		3,500,000	
Interest received on cash and cash equivalents		86,602		94,953	
Interest paid on loans		(652,864)		(755,832)	
Loan principal repayments		(1,316,364)		(636,349)	
Share capital issued	21	3		4	
Net cash (outflow) / inflow from financing activities			(1,823,700)		2,122,468
Decrease in cash	22		(92,473)		(57,134)
Opening cash & cash equivalents	15		692,647		749,781
Closing cash & cash equivalents	15		**600,174**		**692,647**
Cash and cash equivalents as at 31 March					
Cash	22		600,174		692,647
			600,174		**692,647**

The notes on pages 20 to 41 form an integral part of these financial statements.

PARTICK HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2026

	Share Capital	Revenue Reserve	Pension Reserve	Total
	£	£	£	£
Balance as at 1 April 2024	101	46,728,524	(1,173,261)	45,555,364
Issue of shares	4	-	-	4
Cancellation of shares	(7)	-	-	(7)
Other comprehensive income	-	-	108,000	108,000
Other movements	-	57,449	(57,449)	-
Surplus for the year	-	441,270	-	441,270
Balance as at 31 March 2025	**98**	**47,227,243**	**(1,122,710)**	**46,104,631**
Balance as at 1 April 2025	98	47,227,243	(1,122,710)	46,104,631
Issue of shares	3	-	-	3
Cancellation of shares	(6)	-	-	(6)
Other comprehensive income	-	-	133,000	133,000
Other movements	-	63,774	(63,774)	-
Surplus for the year	-	3,569	-	3,569
Balance as at 31 March 2026	**95**	**47,294,586**	**(1,053,484)**	**46,241,197**

The notes on pages 20 to 41 form an integral part of these financial statements.

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice for social housing providers 2018. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods on or after 1 January 2019. They comply with the Determination of Accounting Requirements 2024. A summary of the principal accounting policies is set out below.

Revenue

Revenue comprises rental and service charge income receivable in the period, income from shared ownership first tranche sales, sales of properties built for sale, other services provided, revenue grants receivable and government grants released to income in the period.

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

Government grants are released to income over the expected useful life of the asset to which they relate. Revenue grants are receivable when the conditions for receipt of the agreed grant funding have been met.

Retirement Benefits

The Association participates in the Scottish Housing Association Pension Scheme (SHAPS) a multi-employer defined benefit scheme. Retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102.

Going Concern

On the basis that the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future, the Association has adopted the going concern basis of accounting in preparing these financial statements.

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Housing Properties

Housing properties are held for the provision of social housing. Housing properties are stated at cost less accumulated depreciation and impairment losses. Cost includes acquisition of land and buildings and development cost. The Association depreciates housing properties over the useful life of each major component. Housing under construction and land are not depreciated.

Component	Useful Economic Life
Land	Not Depreciated
Structure	Over 50 years
Windows	Over 30 years
Central heating system	Over 15 years
Bathroom	Over 25 Years
Kitchen	Over 15 Years

Depreciation and Impairment of Other Tangible Assets

Non-current assets are stated at cost less accumulated depreciation. Depreciation is charged over the expected economic useful lives of the assets at the following annual rates:

Asset Category	Depreciation Rate
Office premises	2%
Furniture and fittings	25%
Computer equipment	25%

The carrying values of non-current assets are reviewed for impairment at the end of each reporting period.

Social Housing Grants and Other Capital Grants

Social housing grants and other capital grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which they relate.

Social housing grant attributed to individual components is written off to the statement of comprehensive income when these components are replaced.

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

Sales of Housing Properties

First tranche shared ownership disposals are credited to turnover on completion. The cost of construction of these sales is taken to operating cost. In accordance with the statement of recommended practice, disposals of subsequent tranches are treated as non-current asset disposals with the gain or loss on disposal shown in the statement of comprehensive income.

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

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Taxation

The Association is a Scottish Charity and is not liable to taxation on its charitable activities.

Leases

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

Works to Existing Properties

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property, a material reduction in future maintenance costs, or a significant extension of the life of the property.

Capitalisation Of Development Overheads

Directly attributable development administration costs relating to ongoing development activities are capitalised.

Property Development Cost

The proportion of the development cost of shared ownership properties expected to be disposed of as a first tranche sale is held in current assets until it is disposed of. The remaining part of the development cost is treated as a non-current asset. Surpluses made on the disposal of first tranche sales are taken to the Statement of Comprehensive Income.

Property developments that are intended for resale are included in current assets until disposal.

Housing Property Managed By Agents

Where a third party manages the Association's housing property the accounting treatment reflects the substance of the transactions. The property is only excluded if the rights and obligations associated with the scheme has been transferred to the third party.

Value Added Tax

The Association is VAT registered. However a large proportion of the income, namely rents, is exempt from VAT and therefore gives rise to a partial exemption calculation. Expenditure as a result is shown inclusive of VAT.

Consolidation

The Association has obtained exemption from the Financial Conduct Authority from producing Consolidated Financial Statements as provided by Section 14(2A) of the Friendly and Industrial and Provident Societies Act 1968. The financial statements for Partick Housing Association Limited present information about it as an individual undertaking and not about the group.

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments in accordance with Section 11 of Financial Reporting Standard 102.

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

Cash and Liquid Resources

Cash comprises cash at bank and in hand, deposits repayable on demand less overdrafts. Liquid resources are current asset investments that cannot be disposed of without penalty and are readily convertible into amounts of cash at their carrying value.

Impairment

The Association assesses at the end of each accounting period whether there are indications that a non-current asset may be impaired or that an impairment loss previously recognised has fully or partially reversed.

Where the carrying value of non-current assets is less that their recoverable amounts the shortfall is recognised as an impairment loss in the Statement of Comprehensive Income. The recoverable amount is the higher of the fair value less costs to sell and value-in-use of the asset based on its service potential.

Impairment losses previously recognised are reversed if the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in the Statement of Comprehensive Income.

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Key Judgements and Estimates Made in the Application of Accounting Policies

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the Association to exercise judgement in applying the accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements are disclosed below.

Key Judgements

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

b) Identification of cash generating units
The Board of Management considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) Pension liability
The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method. The Association was informed in May 2022 that the pension liabilities could be higher. No adjustment has been made for this and more details of the circumstances are provided in note 29.

Estimation Uncertainty

a) Rent arrears - bad debt provision
The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.

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

c) Useful life of properties, plant and equipment
The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

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

e) Defined pension liability
In determining the value of the Association's share of defined benefit pension scheme assets and obligations, the valuation prepared by the Scheme actuary includes estimates of life expectancy, salary growth, inflation and the discount rate on corporate bonds.

f) Allocation of share of assets and liabilities for multi employer schemes
Judgements in respect of the assets and liabilities to be recognised are based upon source information provided by administrators of the multi employer pension schemes and estimations perfomed by the Pensions Trust in respect of the Scottish Housing Association Pension Scheme.

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT

	Notes	2026 Turnover £	2026 Operating Costs £	2026 Operating Surplus £	2025 Turnover £	2025 Operating Costs £	2025 Operating Surplus £
Affordable letting activities	3	10,440,692	9,878,135	562,557	10,130,266	9,766,747	363,519
Other activities	4	704,415	607,255	97,160	1,411,643	569,236	842,407
Total		**11,145,107**	**10,485,390**	**659,717**	**11,541,909**	**10,335,983**	**1,205,926**

3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE

	General Needs Housing £	Shared Ownership £	2026 Total £	2025 Total £
Revenue from lettings				
Rent receivable net of service charges	9,814,531	27,779	9,842,310	9,403,945
Service charges receivable	124,056	-	124,056	180,943
Gross income from rent and service charges	9,938,587	27,779	9,966,366	9,584,888
Less: rent losses from voids	22,354	-	22,354	23,346
Income from rents and service charges	9,916,233	27,779	9,944,012	9,561,542
Grants released from deferred income	435,242	-	435,242	493,478
Other revenue grants	61,438	-	61,438	75,246
Total turnover from affordable letting	**10,412,913**	**27,779**	**10,440,692**	**10,130,266**
Expenditure on affordable letting activities				
Management and maintenance administration	2,860,537	-	2,860,537	2,815,217
Service costs	130,222	-	130,222	322,146
Planned and cyclical maintenance, including major repairs	3,019,758	-	3,019,758	2,738,382
Reactive maintenance costs	1,435,678	-	1,435,678	1,458,689
Bad debts - rents and service charges	21,539	-	21,539	41,808
Depreciation of affordable let properties	2,406,410	3,991	2,410,401	2,390,505
Operating costs of affordable letting activities	**9,874,144**	**3,991**	**9,878,135**	**9,766,747**
Operating surplus on affordable letting activities	**538,769**	**23,788**	**562,557**	**363,519**
2025	341,347	22,172	363,519	

4. PARTICULARS OF REVENUE, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES

	Other Revenue Grants £	Other Income £	Total Turnover £	Other Operating Costs £	Operating Surplus / (Deficit) 2026 £	Operating Surplus / (Deficit) 2025 £
Wider role activities	34,025	-	34,025	36,525	(2,500)	(9,858)
Gift aid from trading	-	75,065	75,065	-	75,065	57,927
Uncapitalised development administration costs	-	-	-	19,274	(19,274)	(4,226)
Release of RTB provisions	-	-	-	-	-	825,490
Other activities	-	595,325	595,325	551,457	43,868	(26,926)
Total From Other Activities	**34,025**	**670,390**	**704,415**	**607,255**	**97,160**	**842,407**
2025	8,639	1,403,004	1,411,643	569,236	842,407	

5. OFFICERS' EMOLUMENTS

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

	2026 £	2025 £
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	416,972	230,810
Pension contributions made on behalf of Officers with emoluments greater than £60,000	41,697	22,457
Emoluments payable to Chief Executive (excluding pension contributions)	98,468	96,236
Pension contributions paid on behalf of the Chief Executive	9,847	9,307
Total emoluments payable to the Chief Executive	108,315	105,543
Total emoluments paid to key management personnel	458,669	383,515

The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-

	Number	Number
£60,001 to £70,000	-	1
£70,001 to £80,000	-	-
£80,001 to £90,000	4	1
£90,001 to £100,000	-	-
£100,001 to £110,000	1	1

6. EMPLOYEE INFORMATION

	2026 Number	2025 Number
Average monthly number of full time equivalent persons employed during the year	41	39
Average total number of employees employed during the year	47	45

Staff costs were:	£	£
Wages and salaries	1,794,588	1,669,304
National insurance costs	195,115	145,931
Pension costs	170,596	177,196
	2,160,299	**1,992,431**

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2026	2025
	£	£
On bank loans and overdrafts	**652,863**	**755,832**

8. SURPLUS FOR THE YEAR

	2026	2025
Surplus for the year is stated after charging:	£	£
Depreciation - non-current assets	2,775,094	2,736,629
Auditors' remuneration - audit services	17,400	17,490
Operating lease rentals	6,544	4,496

9. TAX ON SURPLUS ON ORDINARY ACTIVITIES

The Association is a registered Scottish charity and is not liable to United Kingdom corporation tax on its charitable activities.

10. OTHER FINANCE INCOME / (CHARGES)

	2026	2025
	£	£
Loan set-up fees	(25,887)	(46,777)
Net interest on pension obligations	(64,000)	(57,000)
	(89,887)	**(103,777)**

11. NON-CURRENT ASSETS

(a) Housing Properties

	Held for Letting £	In Course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2025	107,100,649	587,821	273,947	107,962,417
Additions	1,321,362	67,060	-	1,388,422
Transfers	24,481	-	(24,481)	-
Disposals	(404,958)	-	-	(404,958)
At 31 March 2026	108,041,534	654,881	249,466	108,945,881
DEPRECIATION				
At 1 April 2025	25,269,021	-	52,822	25,321,843
Charge for year	2,742,798	-	3,991	2,746,789
Transfers	4,700	-	(4,700)	-
Disposals	(404,958)	-	-	(404,958)
At 31 March 2026	27,611,561	-	52,113	27,663,674
NET BOOK VALUE				
At 31 March 2026	**80,429,973**	**654,881**	**197,353**	**81,282,207**
At 31 March 2025	81,831,628	587,821	221,125	82,640,574

	2026		2025	
Expenditure on Existing Properties	**Component Replacement £**	**Improvement / Repairs £**	**Component Replacement £**	**Improvement / Repairs £**
Amounts capitalised	1,071,688	-	1,784,256	-
Amounts charged to the Statement of Comprehensive Income	-	4,455,436	-	4,197,071

All land and housing properties are heritable.

The Clydesdale Bank (trading as Virgin Money) has standard securities over housing property with a carrying value of £49.3m (2025 - £49.3m). In August 2019 the Association secured bond financing in the amount of £13m with Allia C&C. No standard securities are required for the bond but the Association has to guarantee that 130% of the outstanding loan amount is covered by unencumbered housing properties at any time.

The depreciation charge on housing properties as shown above differs from that per Note 3 due to reallocation of MMR costs amounting to £336,389 (2025 - £334,556).

11. NON CURRENT ASSETS (continued)

(b) Other Tangible Assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
COST				
At 1 April 2025	967,445	111,983	57,855	1,137,284
Additions	-	-	-	-
Disposals	-	(37,327)	(19,285)	(56,612)
At 31 March 2026	967,445	74,656	38,570	1,080,672
DEPRECIATION				
At 1 April 2025	575,844	108,312	42,122	726,278
Charge for year	8,900	3,671	15,734	28,305
Disposals	-	(37,327)	(19,285)	(56,612)
At 31 March 2026	584,744	74,656	38,570	697,971
NET BOOK VALUE				
At 31 March 2026	**382,701**	**-**	**-**	**382,701**
At 31 March 2025	391,601	3,671	15,733	411,006

12. INVESTMENTS

	2026 £	2025 £
Investments in subsidiaries	**1,000,000**	**1,000,000**

Subsidiary undertakings
Partick Housing Association Limited has the following wholly owned subsidiary undertaking. The registered office of the subsidiary is 10 Mansfield Street,Glasgow,G11 5QP.

	2026		2025	
	Reserves £	Profit £	Reserves £	Profit £
Partick Works Limited	3,290,387	238,966	3,126,486	151,103

13. RECEIVABLES: AMOUNTS DUE AFTER MORE THAN ONE YEAR

	2026 £	2025 £
Loans due from subsidiary	**1,225,946**	**1,284,869**

14. RECEIVABLES

	2026 £	2025 £
Gross arrears of rent and service charges	99,809	101,604
Less: Provision for doubtful debts	(92,166)	(93,331)
Net arrears of rent and service charges	7,643	8,273
Other receivables	369,828	478,391
	377,471	**486,664**

15. CASH AND CASH EQUIVALENTS

	2026 £	2025 £
Cash at bank and in hand	**600,174**	**692,647**

The Association manages its borrowing arrangements to ensure that it is always in a position to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held.

On 2 April 2026, the business of Virgin Money (Clydesdale Bank PLC) transferred to Nationwide Building Society following court approval. The transfer did not result in changes to the Group’s banking facilities or day-to-day banking arrangements.

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Trade payables	146,816	279,247
Rent received in advance	333,229	301,220
Other taxation and social security	75,755	67,121
Other payables	310,663	426,271
Accruals and deferred income	637,849	489,853
	1,504,312	**1,563,712**

17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2026 £	2025 £
Bank loans	**17,407,951**	**18,724,315**

18. DEBT ANALYSIS - BORROWINGS

	2026 £	2025 £
Bank loans are repayable as follows:		
Within one year	-	-
Between one and two years	-	-
Between two and five years	2,202,000	3,936,000
After five years	15,205,951	14,788,315
	17,407,951	**18,724,315**

19. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

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

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pensions schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2024. This valuation revealed a deficit of £79.5m. A Recovery Plan was put in place to eliminate the deficit which runs to 31 March 2030.

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

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

The latest accounting valuation was carried out with an effective date of 30 September 2025. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2026 to 28 February 2027 inclusive.

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

Present values of defined benefit obligation, fair value of assets and defined benefit asset / (liability)

	2026	**2025**
	£'000	**£'000**
Fair value of plan assets	7,709	7,855
Present value of defined benefit obligation	8,762	8,977
Deficit in plan	(1,053)	(1,122)
Unrecognised surplus	-	-
Defined benefit liability to be recognised	**(1,053)**	**(1,122)**

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued)

Reconciliation of opening and closing balances of the defined benefit obligation

	2026 £'000	2025 £'000
Defined benefit obligation at the start of period	8,977	9,689
Expenses	14	14
Interest expense	499	460
Actuarial (gains) / losses due to scheme experience	(229)	200
Actuarial losses due to changes in demographic assumptions	105	-
Actuarial gains due to changes in financial assumptions	(75)	(891)
Benefits paid and expenses	(529)	(495)
Defined benefit obligation at the end of period	**8,762**	**8,977**

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

	2026 £'000	2025 £'000
Fair value of plan assets at start of period	7,855	8,516
Interest income	435	403
Experience on plan assets: (excluding amounts included in interest income) - loss	(66)	(583)
Contributions by the employer	14	14
Benefits paid and expenses	(529)	(495)
Fair value of plan assets at the end of period	**7,709**	**7,855**

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2026 was £369K.

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued)

Defined benefit costs recognised in the Statement of Comprehensive Income

	2026 £'000	2025 £ '000
Expenses	14	14
Net interest expense	64	57
Defined benefit costs recognised: **Statement of Comprehensive Income**	**78**	**71**

Defined benefit costs recognised in the other comprehensive income

	2026 £'000	2025 £'000
Experience on plan assets (excluding amounts included in interest income) - loss	(66)	(583)
Experience gains and losses arising on plan liabilities - gain /(loss)	229	(200)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - loss	(105)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain	75	891
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain	133	108
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) - gain / (loss)	-	-
Total amount recognised: **Other comprehensive income - gain**	**133**	**108**

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued)

Assets	2026 £'000	2025 £'000	2024 £'000
Liability Driven Investment	2,128	2,211	3,080
Liquid Alternatives	1,474	1,446	-
Global Equity	1,018	910	980
Private Credit	994	980	-
Real Assets	765	937	-
Property	402	389	360
Credit Relative Value	351	334	300
Investment Grade Credit	323	359	-
Net Current Assets	115	10	10
Secured Income	104	182	284
Private Equity	17	7	7
Insurance-Linked Securities	15	30	53
Cash	3	42	221
Absolute Return	-	-	383
Alternative Risk Premia	-	-	307
Distressed Opportunities	-	13	313
Emerging Markets Debt	-	-	149
Currency Hedging	-	-	(4)
Infrastructure	-	2	816
Long Lease Property	-	3	63
Private Debt	-	-	343
Risk Sharing	-	-	511
Opportunistic Liquid Credit	-	-	339
High Yield	-	-	1
Total assets	**7,709**	**7,855**	**8,516**

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

Key assumptions	2026	2025	2024
Discount Rate	6.0%	5.7%	4.9%
Inflation (RPI)	3.3%	3.1%	3.2%
Inflation (CPI)	3.0%	2.8%	2.8%
Salary Growth	4.0%	3.8%	3.8%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2026 imply the following life expectancies:

Life expectancy at age 65	Years
Male retiring in 2026	20.7
Female retiring in 2026	22.9
Male retiring in 2046	21.9
Female retiring in 2046	24.4

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

The Growth Plan (former employees only)

The Association participates in the scheme, a multi-employer scheme which provides benefits to some 521 non-associated participating employers.

The scheme is a defined benefit scheme in the UK. It is not possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore it accounts for the scheme as a defined contribution scheme.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

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

A full actuarial valuation for the scheme was carried out at 30 September 2023. This valuation showed assets of £514.9m, liabilities of £531.0m and a deficit of £16.1m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme.

Only a small number of Partick Housing Association’s Staff were in the growth scheme and the Association’s share of the deficit is £484, down from £710 at the beginning of the year. The Association pays a small additional deficit payment each year and will continue to do so until the deficit is eliminated which it is estimated could take up to 2 years.

20. DEFERRED INCOME

Social housing grants	**Total**
	£
CAPITAL GRANTS RECEIVED	
At 1 April 2025	21,289,773
Additions in the year	82,301
Transfers from current liabilities	14,105
At 31 March 2026	21,386,179
AMORTISATION	
At 1 April 2025	2,289,382
Amortisation in year	435,242
At 31 March 2026	2,724,624
NET BOOK VALUE	
At 31 March 2026	**18,661,555**
At 31 March 2025	19,000,391

This is expected to be released to the Statement of Comprehensive Income in the following years:

	2026	**2025**
	£	**£**
Amounts due within one year	435,242	434,316
Amounts due in more than one year	18,226,313	18,566,075
	18,661,555	**19,000,391**

21. SHARE CAPITAL

Shares of £1 each, issued and fully paid	**2026**	**2025**
	£	**£**
At 1 April	98	101
Issued in year	3	4
Cancelled in year	(6)	(7)
At 31 March	**95**	**98**

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

22. STATEMENT OF CASH FLOWS

Reconciliation of net cash flow to movement in net funds

		2026		2025
	£	£	£	£
Decrease in cash	(92,473)		(57,134)	
Cashflow from change in net debt	1,316,364		(2,863,651)	
Movement in net debt during the year		1,223,891		(2,920,785)
Net debt at 1 April 2025		(18,031,668)		(15,110,883)
Net debt at 31 March 2026		**(16,807,777)**		**(18,031,668)**

Analysis of changes in net debt	**At 1 April 2025**	**Cashflows**	**Other Changes**	**At 31 March 2026**
	£	£	£	£
Cash at bank and in hand	692,647	(92,473)	-	600,174
Debt: Due within one year	-	1,316,364	(1,316,364)	-
Due after one year	(18,724,315)	-	1,316,364	(17,407,951)
Net debt	**(18,031,668)**	**1,223,891**	**-**	**(16,807,777)**

23. CAPITAL COMMITMENTS

	2026	2025
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	491,414	1,779,463

The above commitments will be financed by the Association's own resources.

24. COMMITMENTS UNDER OPERATING LEASES

At the balance sheet date, the Association had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2026	2025
	£	£
Within one year	5,558	4,578
Between one and five years	10,066	5,345
More than five years	8,518	-

25. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 10 Mansfield Street, Glasgow, G11 5QP.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in the West End of Glasgow.

26. BOARD OF MANAGEMENT MEMBER EMOLUMENTS

Board of Management members received £nil (2025 - £nil) in the year by way of reimbursement of expenses. No remuneration is paid to Board of Management members in respect of their duties to the Association.

27. HOUSING STOCK

The number of units of accommodation in management at the year end was:	2026 Number	2025 Number
General needs	1,826	1,824
Shared ownership	10	11
Other Property type	119	119
	1,955	**1,954**

The number of units owned by the association and managed on behalf of the Association by Partick Works Limited was:

Mid market rents	**87**	**87**

28. RELATED PARTY TRANSACTIONS

Members of the Board of Management are related parties of the Association as defined by Financial Reporting Standard 102.

Any transactions between the Association and any entity with which a Board of Management member has a connection with is made at arm’s length and is under normal commercial terms.

Transactions with Board of Management members (and their close family) were as follows:

	2026 £	2025 £
Rent received from tenants on the Board of Management and their close family members	4,121	9,060
Factoring charges received from factored owners on the Board of Management and their close family members	2,180	1,618

28 RELATED PARTY TRANSACTIONS (continued)

	Number	Number
Members of the Board of Management who are tenants	2	2

The Association charged lease payments amounting to £594,920 (2025 - £489,216), charged interest amounting to £72,785 (2025 - £83,618) and recharged other costs amounting to £586,111 (2025 - £594,814) to its subsidiary Partick Works Limited. The subsidiary in turn repaid £1,800,549 (2025 - £1,195,147) to the Association and drew down £487,857 (2025 - £107,807). At the balance sheet date, the amount due to the Association was £1,225,947 (2025 - £1,284,869).

Amounts due are secured by a bond and floating charge in favour of the Association being the parent and interest is charged on the loan at a rate of 2% over base rate. Repayment of the loan will not be sought within the next 12 months.

In addition, Partick Works Limited paid a charitable distribution of £75,065 (2025 - £57,927) to the Association during the year.

29 CONTINGENT LIABILITY

We have been notified by the Trustee of the Pension Scheme that it has performed a review of the changes made to the Scheme’s benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of 2026 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.