



Alexander Sloan
Accountants and Business Advisers

Blochairn Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2025

Registered Social Landlord No. HAG 223

FCA Reference No. 2341R(S)

Scottish Charity No. SC040816

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

Contents

	Page
Members of the Management Committee, Executive and Advisers	1
Report of the Management Committee	2 – 5
Report by the Auditors on corporate governance matters	6
Report of the Auditors	7 – 10
Statement of comprehensive income	11
Statement of financial position	12
Statement of cash flows	13
Statement of changes in equity	14
Notes to the financial statements	15 - 34

BLOCHAIRN HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2025

MANAGEMENT COMMITTEE

Ady Tester	Chairperson	Joined 3 September 2025
Colin Turnbull	Secretary	
Alexandra Lis		
Kim Stuyck		
Leanne McGowan		
Cllr Anthony Carroll		
Lawrie West		Joined 11 March 2025
Gordon Laurie		Joined 11 March 2025
Yvonne Rooney		Co-opted 24 June 2025
Martin Forrest		Resigned March 2025
Julie-Ann Cloherty		Resigned February 2025
Frances Tierney		Resigned February 2025
Manal Eshelli		Resigned August 2024
John Welsh		Resigned August 2024
Mary Gibb		Resigned June 2024
Helen McCartney		Resigned May 2024

EXECUTIVE OFFICER

Wendy McCracken	Interim Director appointed 28 February 2025
Patricia Gallagher	Interim Director left 28 February 2025

REGISTERED OFFICE

1 Blochairn Road
Royston
Glasgow
G21 2ED

EXTERNAL AUDITORS

Alexander Sloan LLP
180 St Vincent Street
Glasgow
G2 5SG

INTERNAL AUDITORS

Wbg Services LLP
168 Bath Street
Glasgow
G2 4TP

BANKERS

RBS
36 St Andrew Square
Edinburgh
EH2 2YB

LENDERS

Unity Trust Bank
Four Brindleyplace
Birmingham
B1 2JB

SOLICITORS

T C Young
Merchants House
7 W George St
Glasgow G2 1BA

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

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

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2341R(S)), the Scottish Housing Regulator as a registered social landlord (No. HAG 223) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC040816.

Principal Activities

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

Review of Business and Future Developments

In the last report we advised that the Association had carried out a strategic options appraisal which had concluded that, in the best interest of tenants a transfer of engagement would be the way forward. Talks had taken place with a local landlord and the transfer of engagements initial discussions had commenced. However, due to a number of resident health & safety issues emerging during the initial due diligence process, including cladding remediation costs, the proposed partner withdrew from the process.

We worked hard to establish the costs of repairs and remedial works however, since the end of the financial year, a number of additional issues have been uncovered. It has taken since then until now to quantify these costs. These include fire safety works, structural remedial works and the cladding replacements works all within Blochairn Place. These costs have been established to be around £4.6m. In August the Management Committee took the decision to expedite seeking a partner in the form of a transfer of engagements and have advertised for a partner. The process is ongoing at the date of signing the accounts. Given the fact that we are unable to meet these costs independently, BHA is now not considered a going concern and the accounts have been prepared under that basis. We have received expressions of interest and hope to conclude a transfer of engagements mid-2026.

Moving on to service provision we continue to provide a Welfare Rights Service, Fuel Advisors, Financial Capability Service and a Tenancy Support Service from the office. Through local joint working, a high amount of funding has been received to assist tenants with the cost of living.

Our performance results are good and we continue to look at better ways of working,

Management Committee and Executive Officers

The members of the Management Committee and the Executive officers are listed on page 1.

Each member of the Management Committee 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 Management Committee.

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

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

Statement of Management Committee's Responsibilities

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a 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 Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

Going Concern

A transfer of engagements is required to enable future costs to be met, and this is expected to happen within the next 12 months. The accounts have therefore been prepared on a non-going concern basis.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

Statement on Internal Financial Control

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

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

It is the Management Committee's responsibility to establish and maintain systems of internal 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 management team and the Management Committee to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee 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;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2025. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

Donations

During the year the Association made charitable donations of £307 (2024 - £600).

Disclosure of Information to the Auditor

The members of the Management Committee 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.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

Auditor

A resolution to reappoint the Auditors, Alexander Sloan LLP, will be proposed at the Annual General Meeting.

By order of the Management Committee

Colin Turnbull
Secretary
30 September 2025

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the financial statements, we have reviewed your statement on page 4 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 4 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 Management Committee and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

ALEXANDER SLOAN LLP
Accountants and Business Advisers
Statutory Auditors
Glasgow
30 September 2025



BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

Opinion

We have audited the financial statements of Blochairn Housing Association Limited (the 'Association') for the year ended 31 March 2025 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 2025 and of the deficit 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 Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024.

Basis of 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 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 audit opinion.

Emphasis of Matter – Non-Going Concern Basis of Accounting

We draw attention to note 1 of the financial statements which describes the preparation of the financial statements on a non-going concern basis and to part e) of the Key Judgements and estimates made in the application of Accounting Policies on page 18 of the financial statements which sets out the circumstances surrounding the position. As described in note 1, the Association has decided that it will require to transfer its engagements to another party in order to enable it to meet its financial liabilities. Following any transfer, the assets and liabilities of the Association would be transferred to another entity and the legal entity of Blochairn Housing Association Limited would be closed. Therefore, the Management Committee has concluded that it is appropriate to prepare the financial statements on a non-going concern basis. As the Association's loan covenants have been breached, the loan funding has been shown as falling due within one year in these financial statements. There have been no other adjustments made to the financial statements as a result of the application of the non-going concern basis of accounting. Our opinion is not modified in respect of this matter.

Other Information

The Management Committee is responsible for the other information. The other information comprises the information contained 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.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2025 (continued)

Other Information (Contd.)

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 require 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; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Management Committee

As explained more fully in the statement of Management Committee's responsibilities as set out on page 3, the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give true and fair view, and for such internal control as the Management Committee determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee 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 Management Committee either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

BLOCHAIRN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2025 (continued)

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 management 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.

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.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2025 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud (Contd.)

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

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

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.

ALEXANDER SLOAN LLP

Statutory Auditors
Glasgow
30 September 2025



BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
Revenue	2	1,823,421	1,752,911
Operating costs	2	6,202,123	1,492,120
OPERATING (DEFICIT) / SURPLUS		(4,378,702)	260,791
Interest receivable and other income		15,644	14,111
Interest payable and similar charges	7	(326,095)	(338,557)
Other Finance income/(charges)	10	(6,000)	(3,000)
		(316,451)	(327,446)
Deficit on ordinary activities before taxation	8	(4,695,153)	(66,655)
DEFICIT FOR THE YEAR		(4,695,153)	(66,655)
Other comprehensive income			
Actuarial gains/(losses) on defined benefit pension plan	18	10,000	(66,000)
TOTAL COMPREHENSIVE INCOME		(4,685,153)	(132,655)

The results relate wholly to continuing activities.

The notes on pages 15 to 34 form an integral part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025

	Notes	2025		2024
		£	£	£
NON-CURRENT ASSETS				
Housing properties - depreciated cost	11		15,734,049	16,145,081
Other tangible assets	11		233,045	239,518
			15,967,094	16,384,599
CURRENT ASSETS				
Receivables	12	138,437	235,707	
Investments	13	-	103,611	
Cash and cash equivalents	14	644,422	604,795	
		782,859	944,113	
CREDITORS: Amounts falling due within one year	15	(9,699,601)	(378,756)	
NET CURRENT (LIABILITIES) / ASSETS			(8,916,742)	565,357
TOTAL ASSETS LESS CURRENT LIABILITIES			7,050,352	16,949,956
CREDITORS: Amounts falling due after more than one year	16		-	(4,904,073)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES				
Scottish housing association pension scheme	18	(123,000)	(127,000)	(127,000)
			(123,000)	(127,000)
DEFERRED INCOME				
Social housing grants	19	(8,674,377)	(8,980,755)	(8,980,755)
			(8,674,377)	(8,980,755)
NET (LIABILITIES) / ASSETS			(1,747,025)	2,938,128
EQUITY				
Share capital	20		74	74
Revenue reserves			(1,624,099)	3,065,054
Pension reserves			(123,000)	(127,000)
			(1,747,025)	2,938,128

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 30 September 2025.

Gordon Lawrie

Leanne McGowan

Colin Turnbull

Committee Member

Committee Member

Secretary

The notes on pages 15 to 34 form an integral part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025	2024
		£	£
Deficit for the Year		(4,695,153)	(66,655)
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	11	561,475	525,988
Amortisation of capital grants	19	(306,378)	(353,064)
Non-cash adjustments to pension provisions		6,000	3,000
Share capital written off	20	(8)	(5)
		261,089	175,919
Interest receivable		(15,644)	(14,111)
Interest payable	7	326,095	338,557
Operating cash flows before movements in working capital		(4,123,613)	433,710
Change in debtors		(30,519)	(22,510)
Change in creditors		4,563,877	36,576
		4,533,358	14,066
Net cash inflow from operating activities		409,745	447,776
Investing Activities			
Acquisition and construction of properties		(143,970)	(241,445)
Social housing grant received		125,000	66,647
Changes on short term deposits with banks		103,611	(2,221)
Net cash inflow / (outflow) from investing activities		84,641	(177,019)
Financing Activities			
Interest received on cash and cash equivalents		18,433	8,122
Interest paid on loans		(326,095)	(338,557)
Loan principal repayments		(147,105)	(77,876)
Share capital issued	20	8	9
Net cash outflow from financing activities		(454,759)	(408,302)
Increase/(decrease) in cash	21	39,627	(137,545)
Opening cash & cash equivalents		604,795	742,340
Closing cash & cash equivalents		644,422	604,795
Cash and cash equivalents as at 31 March			
Cash	21	644,422	604,795
		644,422	604,795

The notes on pages 15 to 34 form an integral part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2025

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2023	70	(58,000)	3,128,709	3,070,779
Issue of Shares	9	-	-	9
Cancellation of Shares	(5)	-	-	(5)
Other comprehensive income	-	(66,000)	-	(66,000)
Other movements	-	(3,000)	3,000	-
Deficit for the year	-	-	(66,655)	(66,655)
Balance as at 31 March 2024	74	(127,000)	3,065,054	2,938,128
Balance as at 1 April 2024	74	(127,000)	3,065,054	2,938,128
Issue of Shares	8	-	-	8
Cancellation of Shares	(8)	-	-	(8)
Other comprehensive income	-	10,000	-	10,000
Other movements	-	(6,000)	6,000	-
Deficit for the year	-	-	(4,695,153)	(4,695,153)
Balance as at 31 March 2025	74	(123,000)	(1,624,099)	(1,747,025)

The notes on pages 15 to 34 form an integral part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE 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 previously participated in the Scottish Housing Association Pension Scheme (SHAPS) a multi-employer defined benefit scheme where 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. The Association moved to the SHAPS defined contribution scheme on leaving the defined benefit scheme. Contributions to defined contribution plans are recognised as an employee benefit expense when they are due.

Going Concern

The Association has decided that it will require to transfer its engagements to another party (refer to part e) of the Key Judgements and estimates made in the application of Accounting Policies on page 18). Following any transfer, the assets and liabilities of Blochairn Housing Association would be transferred to another entity and the legal entity of Blochairn Housing Association Limited would be closed once the assets and liabilities have been transferred. Therefore, the Management Committee has concluded that it is appropriate to prepare the financial statements on a non-going concern basis.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

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.

<i>Component</i>	<i>Useful Economic Life</i>
Land	Not depreciated
Structure	Over 50 years
Kitchens	Over 15 years
Bathrooms	Over 15 years
Central heating	Over 12 years
Windows	Over 25 years
Cladding	Over 30 years
Fire alarms	Over 3 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:

<i>Asset Category</i>	<i>Depreciation Rate</i>
Office Premises	2%
Furniture & Fittings	33%

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.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (Continued)

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.

Borrowing Costs

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme. All other borrowing costs are expensed to the statement of comprehensive income using the effective interest rate method.

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.

VAT

The Association is not VAT registered.

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 can't be disposed of without penalty and are readily convertible into amounts of cash at their carrying value.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

b) Identification of cash generating units

The Management Committee considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) Financial instrument break clauses

The Management Committee has considered the break clauses attached to the financial instruments that it has in place for its loan funding. In their judgement these break clauses do not cause the financial instrument to be classified as a complex financial instrument and therefore they meet the definition of a basic financial instrument.

d) 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. Judgements relating to the benefits issue are included in Note 27.

e) Going Concern

During the year, the Association identified significant issues relating to some of its properties. This, combined with issues relating to fire stops identified in the prior year, will arise in significant costs being incurred to rectify the position. The Association instructed structural engineers to quantify the costs involved. This has led to a provision of £4.581m being included in these accounts resulting in a balance sheet deficiency of £1.747m at 31 March 2025 and a consequent breach of the Association's loan covenants. However, to date the structural engineers have only carried out visual inspections on the properties and final costs could exceed this amount. In order to meet these future costs, the Association has decided that it will require to transfer its engagements to another party. The Association has received five expressions of interest, however, the preferred bidder will not be known until after the date of signing these financial statements. Following any transfer, the assets and liabilities of the Association would be transferred to another entity and the legal entity of Blochairn Housing Association Limited would be closed once the assets and liabilities have been transferred. Therefore, the Management Committee has concluded that it is appropriate to prepare the financial statements on a non-going concern basis. As the Association's loan covenants have been breached, the loan funding has been shown as falling due within one year in these financial statements. There have been no other adjustments made to the financial statements as a result of the application of the non-going concern basis of accounting.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

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) 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.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Notes	2025		2024			
		Turnover	Operating costs	Operating surplus / (deficit)	Turnover	Operating surplus / (deficit)	
		£	£	£	£	£	
Affordable letting activities	3	1,788,726	6,167,428	(4,378,702)	1,731,865	1,471,074	260,791
Other Activities	4	34,695	34,695	-	21,046	21,046	-
Total		1,823,421	6,202,123	(4,378,702)	1,752,911	1,492,120	260,791

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

	General Needs Housing	2025 Total	2024 Total
	£	£	£
Revenue from Lettings			
Rent receivable net of service charges	1,420,569	1,420,569	1,335,774
Gross income from rent and service charges	1,420,569	1,420,569	1,335,774
Less: Rent losses from voids	1,065	1,065	3,523
Income from rents and service charges	1,419,504	1,419,504	1,332,251
Grants released from deferred income	306,378	306,378	353,064
Revenue grants from Scottish Ministers	47,395	47,395	-
Other revenue grants	15,449	15,449	46,550
Total turnover from affordable letting activities	1,788,726	1,788,726	1,731,865
Expenditure on affordable letting activities			
Management and maintenance administration costs	611,333	611,333	624,815
Exceptional repairs costs	4,581,533	4,581,533	-
Reactive repair costs	411,988	411,988	315,110
Bad Debts - rents and service charges	7,572	7,572	11,633
Depreciation of affordable let properties	555,002	555,002	519,516
Operating costs of affordable letting activities	6,167,428	6,167,428	1,471,074
Operating surplus on affordable letting activities	(4,378,702)	(4,378,702)	260,791
2024	260,791		

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Other income	Total Turnover	Other operating costs	Operating surplus / (deficit) 2025	Operating surplus / (deficit) 2024
	£	£	£	£	£
Factoring	<u>34,695</u>	<u>34,695</u>	<u>34,695</u>	-	-
Total From Other Activities	<u>34,695</u>	<u>34,695</u>	<u>34,695</u>	-	-
2024	<u>21,046</u>	<u>21,046</u>	<u>21,046</u>	-	-

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

5. OFFICERS' EMOLUMENTS

	2025	2024
	£	£
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	-	65,395
Pension contributions made on behalf on Officers with emoluments greater than £60,000	-	5,981
Compensation payable to Officers for loss of office	-	-
Emoluments payable to Interim Director (Resigned February 2025) (excluding pension contributions)	57,334	59,207
Pension contributions paid on behalf of the Interim Director (Resigned February 2025)	5,369	3,151
Total emoluments payable to the Interim Director (Resigned February 2025)	62,703	62,358
Total emoluments paid to key management personnel	135,362	133,734

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	1
£70,001 to £80,000	-	1

6. EMPLOYEE INFORMATION

	2025	2024
	No.	No.
Average monthly number of full time equivalent persons employed during the year	5	5
Average total number of employees employed during the year	6	5
Staff costs were:	£	£
Wages and salaries	235,154	214,136
National insurance costs	14,760	14,829
Pension costs	30,897	27,954
Temporary, agency and seconded staff	17,574	22,270
	298,385	279,189

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2025	2024
	£	£
On bank loans and overdrafts	326,095	338,557

8. DEFICIT FOR THE YEAR

	2025	2024
	£	£
Deficit For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	558,833	525,988
Auditors' remuneration - audit services	16,260	14,770
Operating lease rentals - other	4,192	3,264

9. CORPORATION TAX

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)

	2025	2024
	£	£
Net interest on pension obligations	(6,000)	(3,000)

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

11. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2024	24,899,923			24,899,923
Additions	143,970			143,970
Disposals	(24,911)			(24,911)
	<hr/>			<hr/>
At 31 March 2025	25,018,982			25,018,982
	<hr/>			<hr/>
DEPRECIATION				
At 1 April 2024	8,754,842			8,754,842
Charge for Year	552,360			552,360
Disposals	(22,269)			(22,269)
	<hr/>			<hr/>
At 31 March 2025	9,284,933			9,284,933
	<hr/>			<hr/>
NET BOOK VALUE				
At 31 March 2025	15,734,049			15,734,049
	<hr/> <hr/>			<hr/> <hr/>
At 31 March 2024	16,145,081			16,145,081
	<hr/> <hr/>			<hr/> <hr/>

Expenditure on Existing Properties	2025		2024	
	<i>Component replacement</i> £	<i>Improvement</i> £	<i>Component replacement</i> £	<i>Improvement</i> £
Amounts capitalised	143,970	-	241,445	-
Amounts charged to the statement of comprehensive income	-	411,988	-	315,110
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

All land and housing properties are heritable.

The Association's lenders have standard securities over housing property with a carrying value of £4,606,125 (2024 - £4,775,123).

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

11. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Machinery & Equipment £	Computer Equipment £	Total £
COST					
At 1 April 2024	323,668	17,388			341,056
At 31 March 2025	323,668	17,388			341,056
DEPRECIATION					
At 1 April 2024	84,150	17,388			101,538
Charge for year	6,473	-			6,473
At 31 March 2025	90,623	17,388			108,011
NET BOOK VALUE					
At 31 March 2025	233,045	-			233,045
At 31 March 2024	239,518	-			239,518

12. RECEIVABLES

	2025 £	2024 £
Gross arrears of rent and service charges	100,052	94,613
Less: Provision for doubtful debts	(50,653)	(50,232)
<i>Net arrears of rent and service charges</i>	49,399	44,381
Social housing grant receivable	-	125,000
Other receivables	89,038	66,326
	138,437	235,707

13. CURRENT ASSET INVESTMENTS

	2025 £	2024 £
Short term deposits	-	103,611

14. CASH AND CASH EQUIVALENTS

	2025 £	2024 £
Cash at bank and in hand	644,422	604,795

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans	4,895,670	138,702
Trade payables	40,793	36,790
Rent received in advance	120,382	112,455
Accruals and deferred income	4,642,756	90,809
	<u>9,699,601</u>	<u>378,756</u>

16. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£	£
Bank loans	-	4,904,073
	<u>-</u>	<u>4,904,073</u>

17. DEBT ANALYSIS - BORROWINGS

	2025	2024
	£	£
Bank Loans		
Amounts due within one year	4,895,670	138,702
Amounts due in one year or more but less than two years	-	121,356
Amounts due in two years or more but less than five years	-	503,601
Amounts due in more than five years	-	4,279,117
	<u>4,895,670</u>	<u>5,042,776</u>

The Association has a number of bank loans the principal terms of which are as follows:

Lender	Number of Properties Secured	Effective Interest Rate	Maturity Variable or (Year) Fixed
Unity Trust Bank	127	6.3%	2042 Variable

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

Blochairn 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 was performed as at 30 September 2024 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £689.8m. The valuation revealed a shortfall of assets compared with the value of liabilities of £79.5m (equivalent to a past service funding level of 90%). A recovery plan is being put in place to eliminate the past service deficit from 1 April 2026 to 31 March 2030 for the majority of employers.

The Scheme operates on a 'last man standing' basis, meaning that in the event of an employer withdrawing from the Scheme and being unable to pay its share of the debt on withdrawal, then the liability of the withdrawing employer is reapportioned amongst the remaining employer. Therefore in certain circumstances the Association may become liable for the obligations of a third party.

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

	2025	2024
	£	£
Fair value of plan assets	814,000	891,000
Present value of defined benefit obligation	937,000	1,018,000
Surplus / (deficit) in plan	<u>(123,000)</u>	<u>(127,000)</u>
Defined benefit asset / (liability) to be recognised	<u>(123,000)</u>	<u>(127,000)</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2025	2024
	£	£
Defined benefit obligation at the start of period	1,018,000	1,079,000
Expenses	2,000	1,000
Interest expense	49,000	52,000
Actuarial losses (gains) due to scheme experience	11,000	(61,000)
Actuarial losses (gains) due to changes in demographic assumptions	-	(6,000)
Actuarial losses (gains) due to changes in financial assumptions	(104,000)	1,000
Benefits paid and expenses	(39,000)	(48,000)
Defined benefit obligation at the end of period	<u>937,000</u>	<u>1,018,000</u>

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

	2025	2024
	£	£
Fair value of plan assets at start of period	891,000	1,021,000
Interest income	43,000	49,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(83,000)	(132,000)
Contributions by the employer	2,000	1,000
Benefits paid and expenses	(39,000)	(48,000)
Fair value of plan assets at the end of period	<u>814,000</u>	<u>891,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2025 was (£40,000).

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2025	2024
	£	£
Expenses	2,000	1,000
Net interest expense	6,000	3,000
	<u>8,000</u>	<u>4,000</u>
Defined benefit costs recognised in statement of comprehensive income	<u>8,000</u>	<u>4,000</u>

Defined benefit costs recognised in the other comprehensive income

	2025	2024
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	(83,000)	(132,000)
Experience gains and losses arising on plan liabilities - gain /(loss)	(11,000)	61,000
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	-	6,000
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	104,000	(1,000)
	<u>10,000</u>	<u>(66,000)</u>
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	<u>10,000</u>	<u>(66,000)</u>
Total amount recognised in other comprehensive income - gain (loss)	<u>10,000</u>	<u>(66,000)</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets	2025	2024	2023
	£	£	£
Absolute Return	-	40,000	14,000
Alternative Risk Premia	-	32,000	6,000
Corporate Bond Fund	-	-	1,000
Credit Relative Value	-	31,000	39,000
Distressed Opportunities	-	33,000	31,000
Emerging Markets Debt	-	16,000	8,000
Cash	4,000	23,000	4,000
Global Equity	94,000	102,000	27,000
Currency Hedging	1,000	-	2,000
Infrastructure	-	85,000	110,000
Insurance-Linked Securities	3,000	6,000	28,000
Liability Driven Investment	230,000	322,000	433,000
Long Lease Property	-	7,000	34,000
Net Current Assets	1,000	1,000	2,000
Liquid Alternatives	150,000	-	-
Private Equity	1,000	1,000	-
Private Debt	-	36,000	46,000
Property	40,000	38,000	43,000
Risk Sharing	-	53,000	75,000
Secured Income	19,000	30,000	68,000
Opportunistic Illiquid Credit	-	35,000	45,000
Private Credit	102,000	-	-
Real Assets	97,000	-	-
High Yield	-	-	5,000
Credit	35,000	-	-
Investment Grade Credit	37,000	-	-
Total assets	<u>814,000</u>	<u>891,000</u>	<u>1,021,000</u>

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

	2025	2024	2023
Discount Rate	5.8%	4.9%	4.9%
Inflation (RPI)	3.1%	3.2%	3.2%
Inflation (CPI)	2.8%	2.8%	2.7%
Salary Growth	3.8%	3.8%	3.7%
	75% of	75% of	75% of
Allowance for commutation of pension for cash at retirement	maximum allowance	maximum allowance	maximum allowance

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

	Life expectancy at age 65 years (years)
Male retiring in 2025	20.2
Female retiring in 2025	22.7
Male retiring in 2045	21.5
Female retiring in 2045	<u>24.2</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025
NOTES TO THE FINANCIAL STATEMENTS (continued)

19. DEFERRED INCOME

	Social Housing Grants £	Total £
Capital grants received		
At 1 April 2024	16,573,117	16,573,117
Additions in the year	-	-
At 31 March 2025	<u>16,573,117</u>	<u>16,573,117</u>
Amortisation		
At 1 April 2024	7,592,362	7,592,362
Amortisation in year	<u>306,378</u>	<u>306,378</u>
At 31 March 2025	<u>7,898,740</u>	<u>7,898,740</u>
Net book value		
At 31 March 2025	<u>8,674,377</u>	<u>8,674,377</u>
At 31 March 2024	<u>8,980,755</u>	<u>8,980,755</u>

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

	2025 £	2024 £
Amounts due within one year	306,378	353,064
Amounts due in more than one year	<u>8,367,999</u>	<u>8,627,691</u>
	<u>8,674,377</u>	<u>8,980,755</u>

20. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2025 £	2024 £
At 1 April	74	70
Issued in year	8	9
Cancelled in year	<u>(8)</u>	<u>(5)</u>
At 31 March	<u>74</u>	<u>74</u>

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.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

21. CASH FLOWS

Reconciliation of net cash flow to movement in net debt

	£	2025 £	£	2024 £
Increase / (decrease) in cash	39,627		(137,545)	
Change in liquid resources	(103,611)		2,221	
Cashflow from change in net debt	147,105		77,876	
	<u> </u>	83,121	<u> </u>	(57,448)
Movement in net debt during the year				
Net debt at 1 April		(4,334,369)		(4,276,921)
Net debt at 31 March		<u>(4,251,248)</u>		<u>(4,334,369)</u>

	At 01 April 2024 £	Cashflows £	Other Changes £	At 31 March 2025 £
Cash and cash equivalents	604,795	39,627	-	644,422
	<u>604,795</u>	<u>39,627</u>	<u>-</u>	<u>644,422</u>
Liquid resources	103,611	(103,611)	-	-
Debt: Due within one year	(138,702)	147,105	(4,904,073)	(4,895,670)
Due after more than one year	(4,904,073)	-	4,904,073	-
Net debt	<u>(4,334,369)</u>	<u>83,121</u>	<u>-</u>	<u>(4,251,248)</u>

22. COMMITMENTS UNDER OPERATING LEASES

	2025 £	2024 £
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		

Other

Expiring in the next year	<u>840</u>	<u>1,088</u>
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23. 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 1 Blochairn Road, Royston, Glasgow, G21 2ED.

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

24. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2025 No.	2024 No.
General needs	<u>294</u>	<u>294</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

25. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £164 (2024 - £630) in the year by way of reimbursement of expenses. No remuneration is paid to Management Committee members in respect of their duties to the Association.

26. RELATED PARTY TRANSACTIONS

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

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

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

	2025	2024
	£	£
Rent received from tenants on the Management Committee and their close family members	<u>24,377</u>	<u>78,848</u>
Factoring charges received from factored owners on the Management Committee and their close family members	<u>959</u>	<u>818</u>
Management Committee expenses paid in the year	<u>164</u>	<u>630</u>
At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £2,084 (2024 - £1,081).		
At the year end total factoring arrears owed by owner occupiers on the Management Committee (and their close family) were £0 (2024 - £125).		
Members of the Management Committee who are tenants	1	6
Members of the Management Committee who are owner occupiers	-	1

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS (continued)

27. CONTINGENT LIABILITIES

Remedial Works

During the year, the Association identified significant issues relating to some of its properties. The Association instructed structural engineers to quantify the costs involved. This has led to a provision of £4.581m being included in these financial statements. However, to date the structural engineers have only carried out visual inspections on the properties and final costs to rectify the issues could exceed this amount. However, the amount of any additional costs is currently unknown therefore no provision has been made in these financial statements other than the £4.581m identified to date.

Scottish Housing Association Pension Scheme

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of 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 2025 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.