

For Approval

Agenda Item: 8.1
Meeting Date: 24/09/2025

To: The Management Committee
From: Finance and IT Manager
Subject: Annual Return to the Financial Conduct Authority (FCA)

1. Introduction and Purpose

- 1.1 The annual return to the FCA is due to be completed and submitted within 7 months of our financial year end, being the 31st October.
- 1.2 The purpose of this report is to present Committee with the completed return prior to submission to the FCA. Which is attached.

2. FCA Annual Return

- 2.1 The return contains details of Committee Members who served on the Management Committee during the financial year to 31st March 2025. It also contains details of Rosehill, the nature of its business and some financial information. Rosehill's signed financial statements form part of the return, as does the Auditor's Report.
- 2.2 Committee should be aware that the return will be available for the public to view and download on the Financial Conduct Authority's website.

3. Risk

- 3.1 In relation to the FCA Annual Return we have identified the main risks under the following risk categories and any mitigating measures.

| Risk Category | Mitigating Measure |
|---|---|
| Legislative and Regulatory: <ul style="list-style-type: none">Failing to meet statutory deadline – which is a prosecutable offence;Breach of Regulatory Requirements | Have a timetable for statutory returns; Included as a scheduled item in Annual Timetable of Committee Meetings. |
| Governance: <ul style="list-style-type: none">As above | As above |
| Financial: <ul style="list-style-type: none">May face a financial penalty | As above |

4. Delivery of our Strategic Objectives

| Area | Related Strategic Objective(s) |
|--|--|
| Completion and submission of Annual Return for FCA | 7) Achieve the highest standards in all that we do |

5. Application of our Core Values

| Area | Related Core Value(s) |
|--|---|
| Completion and submission of Annual Return for FCA | <ul style="list-style-type: none">• Accountable and Compliant;• Efficient and Responsible;• Excellent and Committed |

6. Compliance and Assurance

- 6.1 Completion and submission of the Annual Return for the FCA ensures we are complying with legal and regulatory requirements.

| Compliance Source | Details |
|---|--|
| FCA requirements | A society must submit the Annual Return within 7 months of the end of society's financial year. |
| The Standards of Governance and Financial Management for RSLs | <p>Standard 1 - The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users.</p> <p>Guidance 1.3 - The governing body ensures the RSL complies with its constitution and its legal obligations. Its constitution adheres to these Standards and the constitutional requirements set out below.</p> |

6.2 Evidence Bank

| Evidence | Assurance Exercise Location |
|---|--|
| <ul style="list-style-type: none">Report for 24/09/25 meeting and Annual Return | <ul style="list-style-type: none">Regulatory Standard 1 – Guidance 1.3 |

6.2.1 Committee is reminded that our Assurance Exercises are available in the Committee Log-in Area of our website, which Committee can access at any time.

7. Summary and Authorisation Required

7.1 Committee is invited to review the contents of the return and authorise its submission via The Financial Conduct Authority's online portal.

Annual Return (AR30) form

Society Name: Rosehill Housing Association Limited
Society Num: 2220 RS

An Annual Return must be completed by all societies registered under the Co-operative and Community Benefit Societies Act 2014 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1965) or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1969). The Annual Return must include:

- this form;
- a set of the society's accounts; and
- where required, an audit report or report on the accounts.

A society must submit the Annual Return within 7 months of the end of the society's financial year. Failure to submit on time is a prosecutable offence.

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuals Public Register: <https://mutuals.fca.org.uk>. Our privacy notice explains how and why we use personal data: <https://www.fca.org.uk/privacy>.

For guidance on our registration function for societies, which includes guidance on the requirement to submit an Annual Return, please see here: <https://www.handbook.fca.org.uk/handbook/RFCCBS>

2.1 What date did the financial year covered by these accounts end?

3.1 Please provide the names of the people who were directors of the society during the financial year this return covers.

Some societies use the term 'committee member' or 'trustee' instead of 'director'. For ease of reference, we use 'director' throughout this form.

Name of Director

Month of Birth

Year of Birth

| | | |
|------------------------------|-----|------|
| Kerry Anne Stevenson | Oct | 1979 |
| Hugh McLatchie | Jan | 1968 |
| James Clark Thomson | Jan | 1955 |
| Nurgis Rennie Finlayson | Apr | 1964 |
| Karen Thomson | Oct | 1964 |
| Sarah Henderson Bannerman | Oct | 1947 |
| Keiran Devaney | May | 1992 |
| Joyce Gallen | Jan | 1971 |
| Ann Greene | Sep | 1971 |

3.2 All directors must be 16 or older. Please confirm this is this case:

All directors are aged 16 or over

3.3 Societies are within the scope of the Company Director Disqualification Act 1986 (CDDA). Please confirm that no director is disqualified under that Act:

No director is disqualified

3.4 Please state any close links which any of the directors has with any society, company or authority.

'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

Nurgis Rennie Finlayson, Chairperson of Executive Committee at Employers in Voluntary Housing Limited and Trustee of Greater Pollok Barratt Community Development Trust.

3.5 Please provide the name of the person who was secretary at the end of the financial year this return covers.

Societies must have a secretary

Name of Secretary

Month of Birth

Year of Birth

Geraldine Mogan

May

1968

4.1 Please confirm that:

- accounts are being submitted with this form
- the accounts comply with relevant statutory and accounting requirements
- the accounts are signed by two members and the secretary (3 signatures in total)

4.2 Based on the accounts, please provide the information requested below for the financial year covered by this return.

Number of members

1052

Turnover

5,080,843

Assets

47,141,704

Number of Employees

21

Share Capital

1,052

Highest rate of interest paid on shares

0

4.3 What Standard Industrial Classification code best describes the society's main business?

Where more than one code applies, please select the code that you feel best describes the society's main business activity. You will find a full list of codes [here](#)

SIC Code

**Renting and operating of Housing Association
real estate (68201)**

*

Societies are required to appoint an auditor to audited unless they are small or have disapplied this requirement. For further guidance see chapter 7 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

5.1 Please select the audit option the society has complied with:

- Full Professional Audit
- Auditor's report on the accounts
- Lay Audit
- No audit

5.2 Please confirm the audit option used by the society is compliant with the society's own rules and the Act

- We have complied with the audit requirements

5.3 Please confirm any audit report (where required) is being submitted with this Annual Return

- Yes
- Not applicable

5.4 Is this society accepted by HM Revenue and Customs (HMRC) as a charity for tax purposes?

- Yes
- No

5.5 If the society is registered with the Office of the Scottish Charity Regulator (OSCR) please provide your OSCR registration number.

- Registered
- Not applicable

OSCR Number

SC053776

5.6 Is the society a housing association?

- No
 Yes

5.7 Please confirm which housing regulator you are registered with, and provide the registration number they have given you:

- Homes and Communities Agency
 Scottish Housing Regulator
 The Welsh Ministers

Scottish Housing Registration
Number

HAC174

6.1 Is the society a subsidiary of another society?

- Yes
 No

6.2 Does the society have one or more subsidiaries?

(As defined in sections 100 and 101 of the Act)

- Yes
 No

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); or
- are conducting business for the benefit of the community ('community benefit society').

You must answer the questions set out in in the next section of this form, depending on which condition for registration you meet.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance [here](#).

7.1 Condition for Registration

- Co-operative society
- Community Benefits society

Community benefit societies must answer the following questions in relation to the financial year covered by this return.

7B.1 What is the business of the society?

For example, did you provide social housing, run an amateur sports club etc.

Provision of social housing

7B.2 Please describe the benefits to the community the society delivered?

Here we are looking to see what the benefits to the community were. Community can be said to be the community at large. For example, did you relieve poverty or homelessness through the provision of social housing.

Provision of low cost affordable social housing, wider role action to improve communities and lives.

7B.3 Please describe how the society's business delivered these benefits?

The business of the society must be conducted for the benefit of the community. Please describe how the society's business (as described in answer to question 7B.1) provided benefit to the community.

Providing low cost affordable social housing, upgrading and maintaining those homes and communities.

7B.4 Did the society work with a specific community, and if so, please describe it here?

For instance, were the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

The activities are conducted within the greater pollock area.

7B.5 What did the society do with any surplus or profit?

For instance, did you pay a dividend to members (and if so, on what basis); did money get reinvested in the business; put into reserves; used for some other purpose?

All surplus' made are reinvested back into the organisation to benefit future and current communities through upgrading, maintaining, and developing homes.

7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest.

Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

N/A

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025



Rosehill Housing Association Limited

250 Peat Road, Nitshill, Glasgow G53 6SA

FCA Registration No.2220 RS Scottish Housing Regulator Registration No. HAC174

Scottish Charity No. SC053776 Company Registration No. SP02220R

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

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ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

MANAGEMENT COMMITTEE, EXECUTIVES & ADVISERS

Management Committee

| | |
|-------------|------------------|
| P McCann | Chairperson |
| K Stevenson | Vice-Chairperson |
| N Finlayson | |
| J Thomson | |
| S Bannerman | |
| H McLatchie | |
| K Devaney | |
| J Gallen | |
| A Greene | |
| K Thomson | |

Executive Officers and Secretary

| | |
|---------|----------------------|
| G Mogan | Director & Secretary |
|---------|----------------------|

External Auditors

CT Audit Limited
Chartered Accountants and
Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Internal Auditors

Wbg Services LLP
168 Bath Street
Glasgow
G2 4TP

Bankers

The Bank of Scotland plc
The Mound
Edinburgh
EH1 1YZ

Solicitors

TC Young
7 West George Street
Glasgow
G2 1BA

Registered Office

250 Peat Road
Nitshill
Glasgow
G53 6SA

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

REPORT OF THE MANAGEMENT COMMITTEE

The Management Committee present their Report and Financial Statements for period ending 31st March 2025.

Legal Status

Rosehill Housing Association Limited is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No; 2220R(S). The Association is a registered Scottish charity, Charity No; SC053776

Principal Activities

The principal activities of Association are the provision, construction, improvement and management of rented accommodation, Community initiatives and wider role activities.

Review of the Business and Future Developments

The members of the Management Committee are of the opinion that the state of affairs of the Association is satisfactory. The surplus for the year after taxation, before the pension remeasurement, was £1,150,531 (2024- £1,240,937). Net Assets now stand at £41,263,343 (2024- £40,096,786).

The Association is continuing to invest in its properties and over the next five years aims to complete a major programme of component replacements with 210 properties benefitting from radiator replacements, 552 properties benefitting from kitchens and boiler replacements, 366 properties benefitting from bathroom replacements, 180 properties benefitting from external door and window replacements. Close floor finishes are scheduled for 4 closes (24 properties) and external render repairs to 24 properties.

Feasibility studies to build up to 46 new homes are ongoing.

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 share capital of the Association and, although not having the legal status of directors, they act as executives within the authority delegated by the Management Committee.

Members of the Management Committee are appointed by the members of the Association at the Annual General Meeting.

Risk Management

The Management Committee have a formal risk management process in place to assess risks and implement risk management control 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.

Material risks identified in the year include risks associated with the forthcoming introduction of Social Housing Net Zero Standard, ongoing cost of living challenges and loss of senior staff or Committee members.

Property Maintenance

The Association seeks to maintain its properties to the highest standard and updates its Asset Management Strategy on an annual basis. Stock conditions surveys are completed on a five year rolling programme and form the basis of our long term investment programme. Planned and cyclical maintenance programmes are completed annually in addition to reactive maintenance.

Treasury Management

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

Rental Income

The Associations Rent Setting and Review Policy is a points based system based on the size, type and facilities of the accommodation. The policy ensures that the rent structure is easy to administer and covers the wide variations within the Associations properties. Rent levels are reviewed on an annual basis.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

REPORT OF THE MANAGEMENT COMMITTEE (Continued)

Statement on Internal Financial Control

The Management Committee acknowledge their 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 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 the 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 the key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- Regular 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;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee receive reports from management and from the external and internal auditors, to provide reasonable assurance that internal financial controls are in place and are effective 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 from the above reports.

The Management Committee has reviewed the effectiveness of the systems of internal financial control in existence in the Association for the period ended 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.

Auditors

The Auditor will be proposed for re-appointment at the Annual General Meeting.

By Order of the Management Committee


P. McCann
Chairperson

Date: 13/06/2025

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

REPORT OF THE MANAGEMENT COMMITTEE (Continued)

Sustainability

The Association is committed to sustainability and to ensuring that its activities contribute to the aims identified by the Scottish Government. The Association seeks to integrate sustainability measures into all of its development activities including site design, methods of construction, procurement methods, energy sources and efficiency, waste management and maintenance of buildings and components. The Association also applies the principles of sustainability to the organisation and wider community by incorporating various measures in its activities including the recycling of waste, the minimisation of car journeys, the use of local suppliers and by using environmentally friendly materials where possible.

Health and Safety

The Association takes its health and safety responsibilities seriously. All employees undertake regular health and safety training. The Association consults with employees on health and safety matters so that their views can be taken into account in any decision making. Employees also participate in the completion of health and safety risk assessments.

Statement of the Management Committee's responsibilities

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income and expenditure for the year ended on that date. In preparing these financial statements, the 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;
- Prepare a statement on internal financial control.

The 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 it to ensure that the financial statements comply with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Registered Social Landlords Determination of Accounting Requirements - 2024. It is also responsible for safeguarding the assets of the Association and for taking reasonable steps to safeguard the assets of the Association for the prevention and detection of fraud and other irregularities.

Corporate Governance

In accordance with the requirements of the Scottish Housing Regulator, the auditors have confirmed that they consider this statement appropriately reflects the Association's compliance with those paragraphs of the Code of Best Practice required to be reviewed by them. The auditors have also confirmed that, in their opinion, with respect to the Statement on Internal Financial Control, the Management Committee have provided the disclosures required by Paragraph 4.5 of the Code of Best Practice as supplemented by the related guidance for Management Committee and such statement is not inconsistent with the information of which they are aware from their audit work on the Financial Statements.

So far as the Committee are aware, there is no relevant audit information of which the Association auditors are unaware, and each Committee Member has taken all the steps that he or she ought to have taken as a Committee Member in order to make himself or herself aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

REPORT BY THE AUDITORS TO THE MANAGEMENT COMMITTEE OF ROSEHILL HOUSING ASSOCIATION ON CORPORATE GOVERNANCE MATTERS

Corporate Governance

In addition to our audit of the financial statements, we have reviewed the Committee's statement on page 4 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Regulation of Social Housing in Scotland - Our Framework February 2019" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

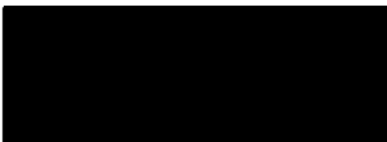
Basis of Opinion

We carried out our review having regard to the requirements relating to corporate governance matters within Bulletin 2009/4 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 reasons given for non-compliance.

Opinion

In our opinion the statement on internal financial control on page 4 has provided the disclosures required by the relevant Regulatory Standards within the publication "Regulation of Social Housing in Scotland - Our Framework February 2019" 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 Committee members and officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by relevant Regulatory Standards contained within the publication "Regulation of Social Housing in Scotland - Our Framework 2019" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



CT Audit Limited
Chartered Accountants & Statutory Auditor
Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Date: 15 August 2025

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROSEHILL HOUSING ASSOCIATION LIMITED

Opinion

We have audited the financial statements of Rosehill Housing Association Limited (the Association) for the period ended 31st March 2025 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows, the Statement of Changes in Equity and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 Associations affairs as at 31st March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements - 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 FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Management Committee'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 Management Committee with respect to going concern are described in the relevant sections of this report.

Other information

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

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

We have nothing to report in this regard.

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 financial statements are not in agreement with the books of account of the Housing Association; or
- we have not received all the information and explanations we need for our audit.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ROSEHILL HOUSING ASSOCIATION LIMITED

Responsibilities of the Management Committee

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

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

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

We also performed audit procedures to inquire of management, and those charged with governance whether the Association is in compliance with these laws and regulations, inspected correspondence with regulatory authorities including mandatory submissions to the Regulator, reviewed minutes of meetings of the Management Committee and relevant sub-committees, and reviewed available online information.

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

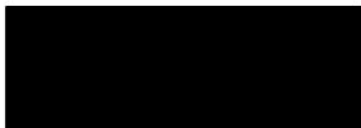
ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ROSEHILL HOUSING ASSOCIATION LIMITED (Continued)

Use of our report

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



CT Audit Limited
Chartered Accountants and Statutory Auditors
61 Dublin Street
Edinburgh
EH3 6NL

Date: **15 August 2025**

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

STATEMENT OF COMPREHENSIVE INCOME for the period Ended 31st of March 2025

| | Notes | 2025 12 Months £ | 2024 18 Months £ |
|--|-------|------------------------|------------------------|
| REVENUE | 2 | 5,080,843 | 7,060,374 |
| Operating Costs | 2 | (4,189,263) | (6,033,488) |
| OPERATING SURPLUS | 8 | 891,580 | 1,026,886 |
| Interest Receivable and Other Income | | 418,521 | 430,752 |
| Interest Payable and Similar Charges | 7 | (70,480) | (113,633) |
| Other Finance Income / (Charges) | 10 | (23,000) | (7,000) |
| SURPLUS BEFORE TAXATION | | 1,216,621 | 1,337,005 |
| TAXATION | | (66,090) | (96,068) |
| SURPLUS FOR YEAR | | 1,150,531 | 1,240,937 |
| OTHER COMPREHENSIVE INCOME | | | |
| Actuarial Gains / (Losses) on Defined Benefit Pension Scheme | 24 | 16,000 | (413,000) |
| TOTAL COMPREHENSIVE INCOME | | 1,166,531 | 827,937 |

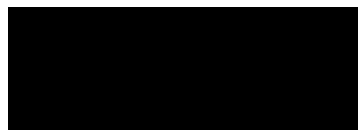
Signed on behalf of the Management Committee on 13/08/2025



P. McCann
Chairperson



K Stevenson
Vice Chairperson



G Mogan
Secretary

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

STATEMENT OF FINANCIAL POSITION as at the 31st of March 2025

| | Notes | 2025 £ | 2024 £ |
|---|-------|-------------------|-------------------|
| NON CURRENT ASSETS | | | |
| Housing Properties - Depreciated Cost | 11 | 33,521,031 | 33,060,469 |
| Other Non Current Assets | 11 | 388,193 | 351,935 |
| | | <u>33,909,224</u> | <u>33,412,404</u> |
| CURRENT ASSETS | | | |
| Inventories | 13 | - | 4,304 |
| Receivables | 14 | 827,187 | 935,792 |
| Cash at bank and in hand | | 13,372,545 | 12,929,355 |
| | | <u>14,199,732</u> | <u>13,869,451</u> |
| PAYABLES: Amounts falling due within one year | 15 | (967,252) | (1,114,587) |
| | | <u>13,232,480</u> | <u>12,754,864</u> |
| NET CURRENT ASSETS | | | |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 47,141,704 | 46,167,268 |
| PAYABLES: Amounts falling due after more than one year | 16 | (1,009,901) | (1,181,507) |
| PROVISION FOR PENSION SCHEME LIABILITY | 24 | (460,000) | (487,000) |
| DEFERRED INCOME | 18 | (4,408,460) | (4,401,975) |
| NET ASSETS | | <u>41,263,343</u> | <u>40,096,786</u> |
| RESERVES | | | |
| Share Capital | 19 | 1,052 | 1,025 |
| Revenue Reserve | | 29,853,978 | 28,714,448 |
| Revaluation Reserve | | 11,868,313 | 11,868,313 |
| Pension Reserve | | (460,000) | (487,000) |
| | | <u>41,263,343</u> | <u>40,096,786</u> |

Signed on behalf of the Management Committee on 13/08/2025

P. McCann
Chairperson

K Stevenson
Vice Chairperson

G Mogan
Secretary

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

STATEMENT OF CASH FLOWS for the period ended 31st March 2025

| | Notes | 2025 12 Months £ | 2024 18 Months £ |
|---|-------------|------------------------|------------------------|
| Net Cash Inflow from Operating Activities | 17 | 2,025,113 | 2,428,173 |
| Corporation Tax Paid | | (102,156) | (7,628) |
| Investing Activities | | | |
| Acquisition and Construction of Properties | (1,482,042) | (2,743,778) | |
| Purchase of Other Fixed Assets | (53,508) | (5,117) | |
| Social Housing Grant Received | (83,252) | 704,107 | |
| Net Cash (Outflow) from Investing Activities | | <u>(1,618,802)</u> | <u>(2,044,788)</u> |
| Net Cash Inflow before use of Liquid Resources and Financing | | 304,156 | 375,757 |
| Financing Activities | | | |
| Interest Received on Cash and Cash Equivalents | 394,537 | 281,028 | |
| Interest Paid on Loans | (71,997) | (111,655) | |
| Loan Principal Repayments | (183,535) | (275,303) | |
| Share Capital Issued | 29 | 62 | |
| Net Cash Inflow / (Outflow) from Financing Activities | | <u>139,035</u> | <u>(105,868)</u> |
| Increase in Cash | | 443,190 | 269,889 |
| Opening Cash and Cash Equivalents | | 12,929,355 | 12,659,466 |
| Closing Cash and Cash Equivalents | | <u>13,372,545</u> | <u>12,929,355</u> |

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

STATEMENT OF CHANGES IN EQUITY for the Period Ended 31st March 2025

| | Share Capital £ | Pension Reserves £ | Revenue Reserve £ | Revaluation Reserve £ | Total £ |
|------------------------------------|-----------------------|--------------------------|-------------------------|-----------------------------|-------------------|
| Balance as at 1 April 2024 | 1,025 | (487,000) | 28,714,448 | 11,868,313 | 40,096,788 |
| Issue of Shares | 29 | - | - | - | 29 |
| Cancellation of Shares | (2) | - | - | - | (2) |
| Other Comprehensive Income | - | - | 16,000 | - | 16,000 |
| Transfer | - | 27,000 | (27,000) | - | - |
| Surplus For Year | - | - | 1,150,531 | - | 1,150,531 |
| Balance as at 31 March 2025 | 1,052 | (460,000) | 29,853,978 | 11,868,313 | 41,263,343 |

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance

These financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (FRS102) (United Kingdom Generally Accepted Accounting Practice), the Housing Sorp 2018 'Statement of Recommended Practice for Registered Housing Providers' and they comply with the Determination of Accounting Requirements 2024, and under the historical cost convention, modified to include certain financial instruments and investment properties at fair value.

The Association is defined as a public benefit entity and thus it complies with all disclosure requirements relating to public benefit entities. The Association is a registered social landlord in Scotland and its registration number is HAC174. The registered address is noted within the statutory information page at the start of the financial statements.

These financial statements represent the results of the Association only and are presented in Pounds Sterling (GBP).

Going Concern

The Association has a healthy cash and net current asset position and thus the Management Committee are satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus, the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Revenue

The Association recognises rent receivable net of losses from voids. Service charge income (net of voids) is recognised when expenditure 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 assets to which they relate.

Retirement Benefits

The Association participates in the Scottish Housing Associations' Pension Scheme (SHAPS) and retirement benefits to employees of the Association are funded by 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 Associations taken as a whole.

It has become possible to identify the share of underlying assets and liabilities belonging to individual participating employers as at 31 March 2019 and the scheme is now accounted for as a defined benefit plan, as opposed to defined contribution, for the benefit of its employees. No new benefits have been introduced and there is no change to the benefits themselves.

A liability for the Association's obligations under the plan is recognised net of plan assets. The net change in the net defined benefit liability is recognised as the cost of the defined benefit plan during the period. Pension plan assets are measured at fair value and the defined benefit obligation is measured on an actuarial basis using the projected unit method. Actuarial valuations are obtained at least triennially and are updated at each balance sheet date.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Valuation of Housing Properties

Housing Properties are stated at deemed cost less accumulated depreciation. Housing under construction and land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 11. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

| <u>Component</u> | <u>Useful Economic Life</u> |
|----------------------|-----------------------------|
| Building | 50 yrs |
| Roof | 40 yrs |
| External Wall Render | 30 yrs |
| External Doors | 25 yrs |
| Windows | 25 yrs |
| Radiators | 30 yrs |
| Boilers | 20 yrs |
| Bathrooms | 25 yrs |
| Kitchens | 15 yrs |

Depreciation and Impairment of Other Non-Current Assets

Non-Current Assets valued at £250 or more are capitalised and stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets at the following annual rates:-

| | |
|------------------------|-------|
| Office property | - 2% |
| Computer equipment | - 33% |
| Furniture and fittings | - 15% |
| Tools and equipment | - 15% |

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

Social Housing Grant And Other Grants In Advance / Arrears

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 those components are replaced.

Social Housing Grant received in respect of revenue expenditure is credited to the Statement of Comprehensive Income in the same period as the expenditure to which it relates.

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.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Judgements in Applying Policies and Key Sources of Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting estimates. It also requires the Management Committee to exercise judgement in applying Rosehill Housing Association Limited's 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, is disclosed below:

Rent Arrears - Bad Debt Provision

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

Life Cycle of Components

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

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.

Key Judgements made in the application of Accounting Policies

a) The 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 FRS102.

b) Identification of cash generating units

The Association considers its cash-generating units to be the individual housing property units which it manages for asset management purposes.

c) Obligations under SHAPS defined benefit pension scheme

The accounting for the pension scheme and the transition from defined contribution disclosure to defined benefit disclosure has relied on the actuarial assumptions of qualified actuaries' which have been reviewed and considered reasonable and appropriate.

Financial Instruments - Basic

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.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. PARTICULARS OF REVENUE, OPERATING COSTS AND OPERATING SURPLUS

| | Notes | 2025 - 12 Months | | | 2024 - 18 Months | | |
|-------------------------------|-------|------------------|-------------------------|--|------------------|-------------------------|--|
| | | Revenue £ | Operating Costs £ | Operating Surplus / (Deficit) £ | Revenue £ | Operating Costs £ | Operating Surplus / (Deficit) £ |
| Affordable Letting Activities | 3 | 5,024,916 | (4,115,023) | 909,893 | 6,984,539 | (5,952,779) | 1,031,760 |
| Other Activities | 4 | 55,927 | (74,240) | (18,313) | 75,835 | (80,709) | (4,874) |
| Total | | 5,080,843 | (4,189,263) | 891,580 | 7,060,374 | (6,033,488) | 1,026,886 |

3. PARTICULARS OF REVENUE, OPERATING COSTS AND OPERATING SURPLUS FROM AFFORDABLE LETTING ACTIVITIES

| | General Needs Housing £ | Supported Housing £ | 2025 12 Months Total £ | 2024 18 Months Total £ |
|---|----------------------------------|---------------------------|---------------------------------|---------------------------------|
| Turnover from affordable letting activities | | | | |
| Rent receivable net of service charges | 4,910,899 | 14,109 | 4,925,008 | 6,836,527 |
| Service charges receivable | 1,768 | 5,352 | 7,120 | 22,066 |
| Gross income from rents and service charges | 4,912,667 | 19,461 | 4,932,128 | 6,858,593 |
| Less: Rent losses from voids | (51,332) | - | (51,332) | (113,598) |
| Net income from rents and service charges | 4,861,335 | 19,461 | 4,880,796 | 6,744,995 |
| Grants released from deferred income | 76,767 | - | 76,767 | 137,122 |
| Revenue grants from Scottish Ministers | 67,353 | - | 67,353 | 102,422 |
| Total turnover from affordable letting activities | 5,005,455 | 19,461 | 5,024,916 | 6,984,539 |
| Expenditure on social letting activities | | | | |
| Management and maintenance administration costs | 1,529,611 | 6,161 | 1,535,772 | 2,040,824 |
| Service costs | 4,635 | 14,194 | 18,829 | 25,294 |
| Planned and cyclical maintenance including major repair costs | 536,654 | 1,828 | 538,482 | 522,268 |
| Reactive maintenance costs | 990,680 | 7,771 | 998,451 | 1,393,418 |
| Bad debts - rents and service charges | 15,278 | - | 15,278 | 21,898 |
| Depreciation of affordable let properties | 876,756 | - | 876,756 | 1,916,088 |
| Loss on disposal of components | 131,455 | - | 131,455 | 32,989 |
| Operating costs for affordable letting activities | 4,085,069 | 29,954 | 4,115,023 | 5,952,779 |
| Operating surplus for affordable letting activities 2025 | 920,386 | (10,493) | 909,893 | 1,031,760 |
| Operating surplus for affordable letting activities 2024 | 1,033,187 | (1,427) | 1,031,760 | |

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

| | Revenue | Other | Total | Operating Costs | Operating Costs | Operating Surplus / (Deficit) | Operating Surplus / (Deficit) |
|------------------------------------|---------------|---------------|---------------|-----------------|-----------------|-------------------------------|-------------------------------|
| | Grants | Income | Revenue | Bad Debts | Other | 12 Months | 18 Months |
| | £ | £ | £ | £ | £ | £ | £ |
| Factoring | - | 28,907 | 28,907 | - | (23,446) | 5,461 | 1,024 |
| Development Activities | - | - | - | - | - | - | - |
| Wider role activities | 23,790 | - | 23,790 | - | (50,794) | (27,004) | (5,898) |
| Other | 3,230 | - | 3,230 | - | - | 3,230 | - |
| Total from other activities | 27,020 | 28,907 | 55,927 | - | (74,240) | (18,313) | (4,874) |
| 2024 | 50,039 | 25,796 | 75,835 | 146 | (80,855) | (4,874) | |

5. OFFICERS' EMOLUMENTS

The Officers are defined in s149 of the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers or employees of the Association. One officer received emoluments (excluding pension contributions) greater than £60,000 as follows:

| | 2025 - 12 Months | 2024 - 18 Months |
|---|------------------|------------------|
| | £ | £ |
| Salary | 86,630 | 121,002 |
| Benefits in Kind | 270 | 507 |
| Total emoluments payable to the Director (excluding pension contributions) | 86,900 | 121,509 |

The Director is an ordinary member of the Associations pension scheme described in notes 1 and 24. No enhanced or special terms apply to their membership and they have no other pension arrangements to which the Association contributes. Contributions

6. EMPLOYEE INFORMATION

| | 2025 - 12 Months | 2024 - 18 Months |
|---|------------------|------------------|
| | No. | No. |
| The average monthly number of full time equivalent persons employed during the year was | 21 | 20 |
| The average total number of persons employed during the year was | 21 | 20 |
| | £ | £ |
| Staff Costs were: | | |
| Wages and Salaries | 890,526 | 1,155,413 |
| National Insurance Costs | 90,461 | 119,216 |
| Other Pension Costs | 96,515 | 132,584 |
| | 1,077,502 | 1,458,494 |
| Agency Staff | 34,295 | 51,281 |

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. INTEREST PAYABLE

| | 2025 - 12 Months | 2024 - 18 Months |
|----------------------------|---------------------|---------------------|
| | £ | £ |
| On Bank Loans & Overdrafts | 70,480 | 113,633 |

8. OPERATING SURPLUS

| | 2025 - 12 Months | 2024 - 18 Months |
|--|---------------------|---------------------|
| | £ | £ |
| The Operating Surplus is stated after charging:- | | |
| Depreciation - tangible owned fixed assets | 898,716 | 1,988,239 |
| Auditors' remuneration - audit services | 13,038 | 7,440 |

9. TAX ON SURPLUS FOR YEAR

| | 2025 - 12 Months | 2024 - 18 Months |
|--|---------------------|---------------------|
| | £ | £ |
| Corporation Tax has been provided on the Case III untaxed interest received and other non-rental income as follows:- | | |
| UK Corporation Tax | 66,090 | 96,068 |

10. OTHER FINANCE INCOME / (CHARGES)

| | 2025 - 12 Months | 2024 - 18 Months |
|---|---------------------|---------------------|
| | £ | £ |
| Net interest on defined benefit pension obligations | (23,000) | (7,000) |

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. NON CURRENT ASSETS

a) Housing Properties

| | Held for Letting £ | In course of Construction £ | Total £ |
|-----------------------|--------------------------|-----------------------------------|-------------------|
| COST | | | |
| At 1st April 2024 | 43,861,650 | 1,169,615 | 45,031,265 |
| Additions | 1,425,837 | 89,416 | 1,515,253 |
| Scheme Transfers | - | - | - |
| Component Disposals | (280,536) | - | (280,536) |
| Disposals | (46,480) | - | (46,480) |
| At 31st March 2025 | <u>44,960,471</u> | <u>1,259,031</u> | <u>46,219,502</u> |
| DEPRECIATION | | | |
| At 1st April 2024 | 11,970,796 | - | 11,970,796 |
| Scheme Transfers | - | - | - |
| Component Disposals | (149,081) | - | (149,081) |
| Charge for Year | 876,756 | - | 876,756 |
| At 31st March 2025 | <u>12,698,472</u> | <u>-</u> | <u>12,698,472</u> |
| NET BOOK VALUE | | | |
| At 31st March 2025 | <u>32,261,999</u> | <u>1,259,031</u> | <u>33,521,030</u> |
| At 31st March 2024 | <u>31,890,854</u> | <u>1,169,615</u> | <u>33,060,469</u> |

Additions to housing properties include capitalised development administration costs of £Nil (2024: £Nil). Total capitalised expenditure on existing properties in the year amounted to £1,515,253, relating to component replacements. All land and housing properties are freehold.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. NON CURRENT ASSETS (continued)

b) Other Non Current Assets

| | Heritable Office Property | Fixtures & Fittings | Tools & Equipment | Computer Equipment | Total |
|-------------------------------|---------------------------------|------------------------|----------------------|-----------------------|---------|
| | £ | £ | £ | £ | £ |
| COST | | | | | |
| At 1st April 2024 | 551,300 | 72,228 | 42,780 | 156,323 | 822,631 |
| Additions | 40,493 | 955 | 11,292 | 5,478 | 58,218 |
| At 31st March 2025 | 591,793 | 73,183 | 54,072 | 161,801 | 880,849 |
| AGGREGATE DEPRECIATION | | | | | |
| At 1st April 2024 | 214,190 | 66,743 | 36,744 | 153,019 | 470,696 |
| Charge for year | 11,179 | 1,858 | 4,061 | 4,862 | 21,960 |
| At 31st March 2025 | 225,369 | 68,601 | 40,805 | 157,881 | 492,656 |
| NET BOOK VALUE | | | | | |
| At 31st March 2025 | 366,424 | 4,582 | 13,267 | 3,920 | 388,193 |
| At 31st March 2024 | 337,110 | 5,485 | 6,036 | 3,304 | 351,935 |

12. CAPITAL COMMITMENTS

| | 2025 | 2024 |
|---|-----------|-----------|
| | £ | £ |
| Capital Expenditure that has been contracted for but has not been provided for in the Financial Statements. | 1,336,810 | 1,510,705 |

The above commitments will be financed from a mixture of the Associations own resources and grant funding.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

13. INVENTORIES

| | 2025 | 2024 |
|-----------------------|------|-------|
| | £ | £ |
| Maintenance materials | - | 4,304 |

14. RECEIVABLES: Amounts Receivable within One Year

| | 2025 | 2024 |
|------------------------------------|----------|----------|
| | £ | £ |
| Arrears of Rent & Service Charges | 176,545 | 172,338 |
| Less: Provision for Doubtful Debts | (55,356) | (51,758) |
| | 121,189 | 120,580 |
| Social Housing Grant Receivable | 251,530 | 230,154 |
| Other Receivables | 353,945 | 335,765 |
| Prepayments and Accrued Income | 100,523 | 249,293 |
| | 827,187 | 935,792 |

15. PAYABLES: Amounts falling due within one year

| | 2025 | 2024 |
|------------------------------------|---------|-----------|
| | £ | £ |
| Bank Overdrafts | - | - |
| Housing Loans | 163,193 | 183,535 |
| Trade Payables | 247,125 | 316,691 |
| Rent in Advance | 110,513 | 107,565 |
| Corporation Tax | 66,090 | 102,156 |
| Other Taxation and Social Security | 35,717 | 34,800 |
| Other Payables | 106,847 | 251,792 |
| Accruals and Deferred Income | 237,767 | 118,048 |
| | 967,252 | 1,114,587 |

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

16. PAYABLES: Amounts falling due after more than one year

| | 2025 | 2024 |
|--|------------------|------------------|
| | £ | £ |
| Housing Loans | 1,009,901 | 1,181,507 |
| | <u>1,009,901</u> | <u>1,181,507</u> |
| Housing Loans | | |
| Housing loans are secured by specific charges on the Association's housing properties and are repayable at varying rates of interest in instalments due as follows:- | | |
| Housing loans due - within one year | 163,193 | 183,535 |
| - in one year or more but less than two years | 162,513 | 171,606 |
| - in two years or more but less than five years | 439,276 | 455,363 |
| - in more than five years | 408,113 | 554,538 |
| | <u>1,173,094</u> | <u>1,365,042</u> |
| Less: included within current liabilities | <u>(163,193)</u> | <u>(183,535)</u> |
| | <u>1,009,901</u> | <u>1,181,507</u> |

The Association has six loans with the Bank of Scotland. All of the loans are on variable interest rates and are repayable on a monthly basis with the principle being amortised over the term of the loans. The interest rates are linked to the Bank of England Base Rate with margins ranging between 0.6% and 0.7%.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

17. STATEMENT OF CASH FLOWS

| <i>a) Reconciliation of operating surplus to balance as at 31st March 2025</i> | 2025 | 2024 |
|--|------------------|------------------|
| | £ | £ |
| Operating Surplus | 891,580 | 1,026,886 |
| Depreciation | 898,716 | 1,955,250 |
| Amortisation of Social Housing Grants | (76,767) | (137,122) |
| Decrease / (Increase) in Stocks | 4,304 | (1,239) |
| Decrease / (Increase) in Receivables | 334,573 | (382,902) |
| (Decrease) / Increase in Payables | (124,746) | 4,377 |
| Loss on Disposal of Other Fixed Assets | 131,455 | 32,989 |
| Share Capital Written Off | (2) | (66) |
| Pension Adjustment | (34,000) | (70,000) |
| Net Cash Inflow from Operating Activities | <u>2,025,113</u> | <u>2,428,173</u> |

| <i>b) Reconciliation of net cash flow to movement in net funds</i> | £ | £ |
|--|----------------|--------------------------|
| Increase in cash | 443,190 | |
| Cash flow from change in net debt | <u>183,535</u> | |
| Movement in net funds during year | | 626,725 |
| Net funds at 1st April 2024 | | <u>11,564,313</u> |
| Net funds at 31st March 2025 | | <u><u>12,191,038</u></u> |

| <i>c) Analysis of changes in net funds</i> | At 1st April 2024 | Cashflows | Other Changes | At 31 March 2025 |
|--|-------------------|----------------|---------------|--------------------------|
| | £ | £ | £ | £ |
| Cash at bank and in hand | 12,929,355 | 443,190 | - | 13,372,545 |
| Debt | (1,365,042) | 183,535 | - | (1,181,507) |
| Net debt | <u>11,564,313</u> | <u>626,725</u> | <u>-</u> | <u><u>12,191,038</u></u> |

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

18. DEFERRED INCOME

| | 2025 | 2024 |
|--|------------------|------------------|
| | £ | £ |
| <u>Social Housing Grants</u> | | |
| Balance as at 1st April 2024 | 4,401,975 | 3,888,587 |
| Additions in year | 83,252 | 650,510 |
| Released / repaid as a result of property disposals | - | - |
| Released as a result of property component disposals | - | - |
| Amortised in year | (76,767) | (137,122) |
| | <u>4,408,460</u> | <u>4,401,975</u> |
| Balance as at 31st March 2025 | <u>4,408,460</u> | <u>4,401,975</u> |
| This is expected to be released to the Statement of Comprehensive Income as follows: | | |
| Within one year | 76,767 | 182,400 |
| In more than one year | 4,331,693 | 4,219,575 |
| | <u>4,408,460</u> | <u>4,401,975</u> |

19. SHARE CAPITAL

| | £ |
|--|--------------|
| <u>Shares of £1 each Issued and Fully Paid</u> | |
| At 1st April 2024 | 1,025 |
| Issued in year | 29 |
| Cancelled in year | (2) |
| At 31st March 2025 | <u>1,052</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.

20. HOUSING STOCK

| | 2025 | 2024 |
|---|--------------|--------------|
| | No. | No. |
| The number of units owned and managed:- | | |
| General needs - For letting | 1,045 | 1,045 |
| Supported Accomodation | 2 | 2 |
| | <u>1,047</u> | <u>1,047</u> |

21. RELATED PARTY TRANSACTIONS

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

The related party relationships of the members of the Management Committee are summarised as follows:

- All members of the Management Committee are tenants of the Association

The Management Committee have tenancies that are on the Associations normal tenancy terms and they cannot use their positions to their advantage. Any transaction between the Association and an entity with which a Management Committee member has a connection is made at arm's length and under normal commercial terms.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

21. RELATED PARTY TRANSACTIONS (Continued)

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

- rent received from tenants on the Management Committee for 2025 (12 months), amounted to £48,795 (2024 (18 month): £86,915)

At the year end total rent arrears owed by the members of the Management Committee amounted to £67 (2024: £96)

22. GOVERNING BODY MEMBER EMOLUMENTS

Members of the Management Committee received £35 in the year by way of reimbursement of expenses (2024: £275). No remuneration is paid to members of the Management Committee in respect of their duties in the Association

23. DETAILS OF ASSOCIATION

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

The Association principal place of business is 250 Peat Road, Glasgow G53 6SA

The Association is a Registered Social Landlord that owns and manages social housing property in the City of Glasgow.

24. RETIREMENT BENEFIT OBLIGATIONS

General

Rosehill Housing Association Limited participates in the Scottish Housing Associations' Pension Scheme ("the Scheme"), a multi-employer scheme which provides benefits to some 150 non-associated employers. The scheme is a defined benefit scheme in the UK. At 31st March 2025 there were 7 (2024: 7) active members of the Scheme employed by Rosehill Housing Association Limited.

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

The last triennial valuation of the scheme for funding purposes was carried out in September 2024. This valuation revealed a total deficit of £79.5m. A new Recovery Plan has therefore been put in place, with deficit contributions to re-start from April 2026 for the following four years.

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

For financial years ending on or before 28 February 2019, it has not been possible for Rosehill Housing Association Limited to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore Rosehill Housing Association Limited has accounted for the Scheme as a defined contribution scheme.

For the financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable Rosehill Housing Association Limited to account for the Scheme as a defined benefit scheme.

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS (continued)

| Fair value of plan assets, present values of defined benefit obligation, and defined benefit asset (liability) | 2025 £000 | 2024 £000 |
|---|----------------------|----------------------|
| Fair value of plan assets | 3,119 | 3,351 |
| Present value of defined benefit obligation | 3,579 | 3,838 |
| Surplus (deficit) in plan | (460) | (487) |
| Defined benefit asset (liability) to be recognised | (460) | (487) |
| | | |
| Reconciliation of opening and closing balances of the defined benefit obligation | 2025 £000 | 2024 £000 |
| Defined benefit obligation at start of period | 3,838 | 3,794 |
| Current service cost | 20 | 30 |
| Expenses | 6 | 8 |
| Interest expense | 186 | 293 |
| Member contributions | 45 | 72 |
| Actuarial losses (gains) to scheme experience | 115 | (46) |
| Actuarial losses (gains) due to changes in demographic assumptions | - | (105) |
| Actuarial losses (gains) due to changes in financial assumptions | (454) | (26) |
| Benefits paid and expenses | (177) | (182) |
| Defined benefit obligation at end of period | 3,579 | 3,838 |
| | | |
| Reconciliation of opening and closing balances of the fair value of plan assets | 2025 £000 | 2024 £000 |
| Fair value of plan assets at start of period | 3,351 | 3,657 |
| Interest income | 163 | 286 |
| Experience on plan assets (excluding amounts included in interest income) - gain (loss) | (323) | (590) |
| Employer contributions | 60 | 108 |
| Member contributions | 45 | 72 |
| Benefits paid and expenses | (177) | (182) |
| Fair value of plan assets at end of period | 3,119 | 3,351 |

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2024 to 31 March 2025 was (£160,000).

ROSEHILL HOUSING ASSOCIATION LIMITED

REPORT & FINANCIAL STATEMENTS 31st March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS (continued)

| Defined benefit costs recognised in Statement of Comprehensive Income (SOCl) | 2025 £000 | 2024 £000 |
|--|--------------|--------------|
| Current service cost | 20 | 30 |
| Expenses | 6 | 8 |
| Net interest expense | 23 | 7 |
| Defined benefit costs recognised in statement of comprehensive income (SOCl) | 49 | 45 |
| | | |
| Defined benefit costs recognised in Other Comprehensive Income | 2025 £000 | 2024 £000 |
| Experience on plan assets (excluding amounts included in net interest cost) - gain (loss) | (323) | (590) |
| Experience gains and losses arising on the plan liabilities - gain (loss) | (115) | 46 |
| Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss) | - | 105 |
| Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss) | 454 | 26 |
| Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss) | 16 | (413) |
| Total amount recognised in other comprehensive income - gain (loss) | 16 | (413) |