Company Registration No: SC190351

Atrium Homes

Report and Financial Statements

For the year ended 31 March 2026

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Registration Particulars:

Companies House	Company Limited by Guarantee SC190351
Scottish Housing Regulator	Registered number 305
Charity	Registered number SC028506

Board of Directors, Executives and Advisers
For the year ended 31 March 2026

Board of Directors

Alistair Reid	Chairperson
Carolyn Hope	Vice-Chairperson and Convenor of the Property Services Sub-Committee
Kenneth Tudhope	Convenor of the Finance, Audit and Staffing Sub-Committee
Dominic O'Donnell	Convenor of the Housing & Community Services Sub-Committee
Alan White	
Craig Leitch	
Jon Hopkins	Appointed 9th October 2025
Joshua Hopkins	Appointed 9th October 2025
Julie Anne Templeton	
Martin Gilbertson	Appointed 6th November 2025
Maureen Gimby	
Ronald Sharpe	
Scott Cunningham	Resigned 6th November 2025

Executive Officers

Shannon Watson	Chief Executive	
Brian Praties	Interim Director of Property Services	Appointed 27 February 2026
Joyce McCroskie	Director of Housing & Community Services	Resigned 8 May 2026
Barry Lees	Director of Property Services	Resigned 12 March 2026

Registered Office

14 Central Avenue
Shortlees
Kilmarnock
KA1 4PS

External Auditor

Wbg (Audit) Limited
168 Bath Street
Glasgow
G2 4TP

Internal Auditor

Cameron Audit Limited
GF 4 Grosvenor Gardens
Edinburgh
EH12 5JU

Bankers

Clydesdale Bank plc
30 The Foregate
Kilmarnock
KA1 1JH

The Royal Bank of Scotland plc
Kirkstane House
139 St Vincent Street
Glasgow
G2 5JF

Nationwide Building Society
Kings Park Road
Northampton
NN3 6NW

Solicitors

Harper MacLeod LLP
65 Haymarket Terrace
Edinburgh
EH12 5HD

The Board of Directors presents its report and audited financial statements for the year ended 31 March 2026. The Board of Directors has chosen to include the strategic report within their report in accordance with section 414C(11).

Legal Status

Atrium Homes is a company limited by guarantee under the Companies Act 2006 No.SC190351 and is governed by its Articles of Association. Atrium Homes is a registered Scottish Charity with the charity number SC028506, and a registered social landlord with the number 305.

Principal Activities

The principal activity of Atrium Homes is the provision and management of quality affordable rented accommodation.

Our Strategic Aims

In April 2026 we published our new group corporate strategy for 2026 to 2031.

The Atrium Group mission is to "create better life chances for people by delivering quality and affordable homes in thriving neighbourhoods". Our vision is that "We will transform our homes, places and the way we work".

This vision sets out our ambitions to:
- Deliver good quality, affordable and easy to heat homes that customers want to live in now and in the future;
- Create safe and appealing neighbourhoods people are proud to live in; and
- Empower and develop our staff to focus on customer needs by delivering new, smarter ways of working.

To deliver our vision over the next five years, our objectives will be:
1. To deliver quality homes and a sustainable asset base;
2. To enhance customer experiences and improve our product offer;
3. To transform our operating model and develop our people;
4. To optimise our financial position for investment; and
5. To create opportunities to deliver new homes.

Business Model and Background

Atrium began its landlord activities on 14 September 2000, when it bought 909 housing units and 99 lockup garages from Scottish Homes, at a cost of £8.5m.

Since 2005, Atrium has pursued a strategy of prudently managed growth and as well as delivering core customer services, investing in stock and managing its financial health, Atrium has added to its portfolio through new build activity and selective acquisitions.

To support its developments and investment in tenants' homes, Atrium secured borrowings via facilities with the Royal Bank of Scotland and the Nationwide Building Society.

Financial and Operational Highlights

The Company made a surplus of £1,376k (2025: £1,460k). The main source of income for the Company continued to be rental income from social lettings. This comprises 95.1% (2025: 95.3%) of total income received in the year. During the year Atrium Homes invested this surplus, supplemented by cash reserves and borrowings on £3,739k of improvements to tenants' homes.

Atrium Homes continues to grow its balance sheet and as a result, reduce its gearing. Without the drawdown of the £6,3m loan (detailed below) cash balances would have reduced in the year by £1,258k, mainly due to the Homes Fit for 21st Century Living Standard (HFF21CLS) works successfully completing 118 properties in the year as well as a number of properties receiving external wall insulation to improve their energy efficiency, supported by Grant funding from the Scottish Government.

During the year Atrium drew down £6.3m of new loan funding from the Royal Bank of Scotland. This money will ensure that we can continue to invest in the quality of our tenants' homes over the coming years, and is reflected in our year end bank balance. The level of cash held by the Company continues to be above the minimum level required by the Treasury Management Policy.

The defined benefit pension liability at 31 March 2026 is £401k (2025: £440k). This has resulted in a decrease in the liability at 31 March 2026 of £39k. This decrease in liability is due to market conditions at year end resulting in the plan liabilities decreasing by the end of the year. This change in value does not affect the cash outgoings of Atrium Homes and has no impact on our financial covenants.

Future Prospects
Atrium Homes acquired six homes on the open market with the aid of grant funding during 2025/26. Atrium is committed to exploring opportunities to deliver new homes through new build and acquisition.

An important part of our activities involves keeping customers informed. In Summer 2024 we carried out a Customer Satisfaction survey and we reviewed the results of this to identify improvements to our service that we might be able to make. We undertook a Day of Connectivity in Summer 2025, visiting tenants in their homes, and asked them what they think our priorities for our strategy should be. This feedback was able to shape the development of our 2026-2031 group corporate strategy. We continue to encourage tenants to engage with us through our Armchair Panel and Tenant Scrutiny Group.

Governance
Atrium Homes has continued to strengthen its governance arrangements within the year, with Board training, and new appointments. Atrium Homes Board was again able to present a positive Annual Assurance Statement to the Scottish Housing Regulator before 31 October 2025.

We welcomed three new Board members during the year and one Board member stepped down. We continue to focus on succession planning to ensure our governing body has the necessary blend of skills and experience to discharge its duties.

Risk Management Policy
The Board has a formal risk management process to assess, monitor and manage business risks. This involves identifying the types of risks that the Company faces, prioritising them in terms of potential impact and likelihood of occurrence, in addition to identifying means of mitigating these risks. As part of this process the Board has reviewed the adequacy of the Company's current internal controls.

The Board has set policies on internal controls which cover the following:

- Consideration of the type of risks the Company faces;
- The level of risks they regard as acceptable;
- The likelihood of the risks concerned materialising;
- The Company's ability to reduce the impact and incidence on the business of risks that do materialise;
- Clarified the responsibility of management to implement the Board's policies and to identify and evaluate risks for their consideration; and
- Embedded the control system so it becomes part of the Company's culture.

The Board has identified the main areas of risk for the Company and has identified specific controls around these in order to mitigate risks to an acceptable level. Assurance is gained on the effectiveness of these controls through a combination of internal and external audits which are reviewed by the Board.

Internal Audit

Cameron Audit Ltd (formerly Quinn Internal Audit Ltd) was appointed as the Internal Auditor of Atrium Homes at the start of the 2024. During the year they reviewed our approaches to Regulatory Compliance and Governance, Tenant Safety and Treasury Management, providing reassurance to Board that controls and systems in all three areas are adequate. A number of suggestions for strengthening our approach in each of these areas have been adopted and will be implemented as part of our commitment to ongoing improvement.

Key Performance Indicators (financial and non-financial)

The Board monitors the Company's performance against a number of financial and non-financial indicators. These include net surplus, cash balances held, rental losses due to voids and bad debts, level of arrears and balance sheet ratios, as well as a range of operational targets. Performance of these KPIs against budget and targets set has been positive during the year.

Going Concern

The Board has reviewed the results for this year and has reviewed the financial projections for the next five years. These include the cost of proposed improvements to our tenants' homes. The funding requirements required for this work have also been considered.

The organisation's financial projections are being reviewed regularly and stress tested as we continue to deal with the impacts of the socio-economic uncertainties both locally and on an international level.

The organisation has worked with its lenders to make changes to its financial covenants which allow us greater flexibility in our capital investment programme.

The Board has concluded that the present arrangements in place for the Company are adequate for the Company to meet its liabilities as they fall due for the foreseeable future. Accordingly, it continues to adopt the Going Concern basis in preparing the financial statements.

Disclosure of Information to the Auditor

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

Auditor

Wbg (Audit) Limited was appointed five years ago. The audit service was competitively tendered during 2026 and Wbg (Audit) Limited has been awarded the new contract.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

By Order of the Board of Directors

DocuSigned by:

[redacted]

Shannon Watson
Company Secretary

Date: 30 June 2026

Atrium Homes

Statement of Board of Directors' Responsibilities
For the year ended 31 March 2026

The Board of Directors is responsible for preparing the Report of the Board of Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the Board of Directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the Board of Directors must not approve the financial statements unless it is satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

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

a. select suitable accounting policies and then apply them consistently;

b. make judgements and accounting estimates that are reasonable and prudent; and

c. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Board of Directors is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Atrium Homes website. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Board of Directors' Statement on Internal Control
For the year ended 31 March 2026

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

It is the Board's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable, and not absolute, assurance against material financial mis-statement or loss, or failure to meet objectives. Key elements of the Company'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 the Company's assets;
- experienced and suitably qualified staff take responsibility for the 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 Board to monitor the key business risks, financial objectives and progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information, with significant variances from budget being investigated as appropriate;
- Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures through the Board;
- the Finance, Audit & Staffing Sub-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 Company is undertaken; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal and external audit reports.

The effectiveness of the Company's system of internal financial control has been reviewed by the Board for the year ended 31 March 2026. No weaknesses were found in internal financial controls which resulted in material losses, contingencies, or uncertainties which require disclosure in these financial statements or in the auditor's report on the financial statements.

By Order of the Board of Directors

DocuSigned by:
[redacted]

Shannon Watson
Company Secretary

Date: 30 June 2026

Independent Auditor's Report to the Members of Atrium Homes on Internal Financial Controls For the year ended 31 March 2026

In addition to our audit of the Financial Statements, we have reviewed your statement on page 8 concerning the Company's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

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

Opinion
In our opinion the Statement on Internal Financial Control on page 8 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Signed by:
[redacted]

Wbg (Audit) Limited
Statutory Auditor
168 Bath Street
Glasgow
G2 4TP

Date 30 June 2026

Independent Auditor's Report to the Members of Atrium Homes
For the year ended 31 March 2026

Opinion
We have audited the financial statements of Atrium Homes (the 'company') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Other Comprehensive Income, the Statement of Changes in Reserves, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 company's affairs as at 31 March 2026, 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 prepared in accordance with the requirements of the Companies Act 2006, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019.

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 company 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 directors' 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 company'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 directors with respect to going concern are described in the relevant sections of this report.

Other information
The directors are responsible for the other information contained within the report of the board of directorsand financial statements. 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. 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.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the report of the board of directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report and the directors' report.
We have nothing to report in respect of the following matters in relation to which the Companies Act

2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entiteld to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the report of the board of directors.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company 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.

Explanation as to what extent the audit was considered capable of detecting irregularities including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures in response to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations we considered the following:

- *The nature of the company and the industry, control environment and business performance; and*
- *Our enquiries of management about their identification and assessment of the risks of irregularities*

Based on our understanding of the company and the industry we identified that the principal risks of non-compliance with laws and regulations related to, but were not limited to;

- *Regulations and legislation pertinent to the company's industry operations including compliance with the Scottish Housing Regulator; and*
- *UK tax legislation*

We considered the extent to which non-compliance might have a material impact on the financial statements. We also considered those laws and regulations which have a direct impact on the preparation of the financial statements, such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of management override of controls), and determined that the principal risks were related to;

- *Posting inappropriate journal entries; and*
- *Management bias in accounting estimates*

Audit response to the risks identified:

Our procedures to respond to the risks identified included the following:

- *Gaining an understanding of the legal and regulatory framework applicable to the company* *and the industry in which it operates including the requirements of the Scottish Housing Regulator;*

- *Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;*
- *Enquiring of management and legal advisors concerning actual and potential litigation and claims;*
- *In addressing the risk of fraud as a result of management override of controls, testing the appropriateness of journal entries and other adjustments' assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and, evaluating business rationale of any significant transactions that are unusual or outside the normal course of business. We scrutinised the general ledger for the following:*
    - *Duplicate journal entries*
    - *Unbalanced journal entries*
    - *Journals with detail which included key phrases or words*
    - *Journals posted at unusual times*
- *Assessment of key judgements and estimates included but were not limited to the following areas:*
    - *Pension liability*
    - *Bad debt provision*

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from events and transactions reflected in the financial statements, the less likely we would be to become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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

Signed by:
[redacted]

Wbg (Audit) Limited
Statutory auditor
168 Bath Street
Glasgow
G2 4TP

Date 30 June 2026

Atrium Homes

Statement of Comprehensive Income
For the year ended 31 March 2026

	Notes	2026 £	2025 £
REVENUE	2	7,401,249	7,043,013
Other Operating Income	3	-	-
Operating costs	2	(5,084,660)	(4,769,238)
OPERATING SURPLUS	9	2,316,589	2,273,775
Loss on disposal of housing stock	7	(129,688)	(89,938)
Interest receivable and other income		155,642	88,593
Interest receivable from group undertakings		-	883
Interest payable and similar charges	8	(966,190)	(812,934)
SURPLUS FOR THE YEAR		1,376,353	1,460,379

The accompanying notes form part of these financial statements.

Statement of Other Comprehensive Income
For the year ended 31 March 2026

	Notes	2026 £	2025 £
Surplus for the year		1,376,353	1,460,379
Actuarial (loss) / gain in respect of pension scheme	23	(19,000)	11,000
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		1,357,353	1,471,379

Statement of Financial Position
As at 31 March 2026

	Notes	2026 £	2025 £
NON-CURRENT ASSETS			
Housing properties	11(a)	44,273,797	41,674,885
Other non-current assets	11(b)	942,787	990,637
Intangible assets	11(c)	91,462	91,200
		45,308,046	42,756,722
Investments in subsidiaries	12	100	100
CURRENT ASSETS			
Debtors	15	544,174	240,123
Cash and cash equivalents		9,256,100	4,213,651
Cash Investments		-	-
		9,800,274	4,453,774
Creditors: amounts falling due within one year	16	(2,539,472)	(1,656,328)
NET CURRENT ASSETS		7,260,802	2,797,446
TOTAL ASSETS LESS CURRENT LIABILITIES		52,568,948	45,554,268
Creditors: amounts falling due after more than one year	17	(27,012,546)	(21,319,653)
Pension liability:			
Defined benefit net liabilities	23	(401,000)	(440,000)
Provisions	20	(25,195)	(21,761)
TOTAL NET ASSETS		25,130,207	23,772,854
EQUITY			
Revenue reserve		18,101,006	16,743,653
Revaluation reserve		7,029,201	7,029,201
		25,130,207	23,772,854

These financial statements have been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption

The financial statements were approved by the Board of Directors and authorised for issue and signed on their behalf on 30 June 2026 by:

Signed by:
[redacted]
Chairperson
Alistair Reid

Signed by:
[redacted]
Vice Chairperson
Carolyn Hope

DocuSigned by:
[redacted]
Secretary
Shannon Watson

Atrium Homes

Statement of Changes in Reserves
For the year ended 31 March 2026

	Notes	Revaluation reserve £	Revenue reserve £	Total £
Balance at 1 April 2024		7,029,201	15,272,274	22,301,475
Transfer from revaluation reserve		-	-	-
Surplus for the year		-	1,460,379	1,460,379
Other comprehensive income		-	11,000	11,000
Balance at 31 March 2025		7,029,201	16,743,653	23,772,854
Transfer from revaluation reserve		-	-	-
Surplus for the year		-	1,376,353	1,376,353
Other comprehensive (loss)		-	(19,000)	(19,000)
Balance at 31 March 2026		7,029,201	18,101,006	25,130,207

Atrium Homes

Statement of Cash Flows
For the year ended 31 March 2026

	Notes	2026 £	2025 £
Net cash generated from operating activities	18	3,836,405	3,464,624
CASH FLOW FROM INVESTING ACTIVITIES			
Acquisition and construction of properties		(555,742)	(288,500)
Purchase of housing assets		(3,546,667)	(2,789,400)
Purchase of other assets		(7,597)	(30,217)
Purchase of intangible asset		(5,050)	(91,200)
Social housing grant received		883,103	140,000
NET CASH USED IN INVESTING ACTIVITIES		(3,231,953)	(3,059,317)
CASH FLOW FROM FINANCING ACTIVITIES			
Interest received on cash and cash equivalents		155,642	89,476
Interest paid on loans		(966,190)	(812,934)
Loan principal repayments		(1,051,455)	(806,084)
Loan principal drawn down		6,300,000	-
Maturity of investment deposit		-	-
NET CASH USED IN FINANCING ACTIVITIES		4,437,997	(1,529,542)
NET DECREASE IN CASH AND CASH EQUIVALENTS		5,042,449	(1,124,235)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		4,213,651	5,337,886
CASH AND CASH EQUIVALENTS AT END OF YEAR		9,256,100	4,213,651

The accompanying notes form part of these financial statements.

1. ACCOUNTING POLICIES

LEGAL STATUS

The Company is registered as a company limited by guarantee under the Companies Act 2006 and is registered with the Scottish Housing Regulator under the Housing (Scotland) Act 2010.

The address of the Company's registered office and principal place of business is Atrium House, 14 Central Avenue, Shortlees, Kilmarnock, East Ayrshire, KA1 4PS.

The Company's principal activities are the provision and management of quality affordable rented accommodation.

BASIS OF ACCOUNTING

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

The financial statements are prepared in Sterling (£).

The company is a Public Benefit Entity (PBE).

CONSOLIDATION EXEMPTION

The Directors have taken advantage of the exemption under Section 398 of the Companies Act 2006 of the necessity to prepare consolidated financial statements of the group.

CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

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

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

Critical accounting estimates

Recoverable amount of rent arrears and other debtors
The Company assesses the recoverability of rent arrears through a detailed assessment process which considers: tenant payment history, arrangements in place, and court action.

Useful lives of properties, plant and equipment
The Company assesses the useful lives of its properties, plant and equipment and estimates the annual charge to be depreciated based on this.

Components of housing properties
The Company assesses the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

1. ACCOUNTING POLICIES (continued)

CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT (continued)

Valuation of property and impairment review
The Company's properties are reviewed annually for indicators of impairment in line with the Company's impairment policy.

Obligations under a defined benefit pension scheme
The Company participates in the Scottish Housing Association Defined Benefits Pension Scheme and retirement benefits in employees of the Company 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 Associations taken as a whole.

In determining the Company's share of the underlying assets and liabilities of the Scottish Housing Association Defined Benefit Scheme (SHAPS), the valuation prepared by the Scheme actuary includes estimations in relation to life expectancy, salary growth, inflation and the discount rate on corporate bonds. Variation in these assumptions may significantly impact the liability and the annual defined benefit expenses (as analysed in Note 23).

Critical areas of judgement

Categorisation of Housing Properties
In the judgement of the Board of Directors the entirety of the Company's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

Identification of cash generating units for impairment assessment purposes
The Company considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

Financial Instrument Break Clause
The Company has considered the break clauses attached to the Financial Instruments that it has in place for its loan funding. In the judgement of the Board 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.

Categorisation of leases
In categorising leases as finance leases or operating leases, management makes judgements as to whether significant risks and rewards of ownership have transferred to the Company as lessee, or the lessee, where the Association is a lessor.

GOING CONCERN

The Board has reviewed the results for this year and has reviewed the financial projections for the next 5 years.

The Company has sufficient financial resources and availability of borrowing to fund its ambitious programme of investment to improve the quality of tenants' homes.

The Board of Directors therefore has a reasonable expectation that the Company has adequate resources to continue in operational activities for the foreseeable future. Thus, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

1. ACCOUNTING POLICIES (continued)

TURNOVER AND REVENUE RECOGNITION

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

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids.

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

GOVERNMENT GRANTS

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

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

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

OTHER GRANTS

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

OTHER INCOME

Interest income
Interest income is accrued on a time-apportioned basis, by reference to the principal outstanding at the effective interest rate.

TANGIBLE FIXED ASSETS – HOUSING PROPERTIES

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

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

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

1. ACCOUNTING POLICIES (continued)

Exploratory costs for prospective developments have not been capitalised and are expensed to the Statement of Comprehensive Income in the year incurred.

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

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

DEPRECIATION OF HOUSING PROPERTIES

Freehold land or assets under construction are not depreciated.

The Company separately identifies the major components of its housing properties and charges depreciation so as to write-down the cost of each component to its estimated residual value, on a straight line basis over the following years:

Structure	60 years
Land	Nil
Assets under construction	Nil
Windows	30 years
Doors	25 years
Kitchens	15 years
Bathrooms	30 years
Roof	40 years
Boilers	15 years
Central Heating	30 years
Electrical works	25 years

IMPAIRMENTS OF FIXED ASSETS

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

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

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

1. ACCOUNTING POLICIES (continued)

OTHER TANGIBLE FIXED ASSETS

Tangible fixed assets are initially measured at cost, net of depreciation and any impairment losses. Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost or valuation of each asset on a straight line basis over its expected useful life, as follows:

Office Premises	3.33%
Furniture and Fittings	10% to 20%
Computer Equipment	20%
Office Equipment	33%

BORROWING COSTS

All borrowing costs are expensed as incurred.

INTANGIBLE FIXED ASSETS

Intangible fixed assets are initially measured at cost, net of amortisation and any impairment losses. Amortisation is provided on all intangible fixed assets, at rates calculated to write off the cost or valuation of each asset on a straight line basis over its expected useful life, as follows:

Software under Development	20%

Software under Development is not amortised until it is brought into use, at which point it will be amortised over its remaining useful life.

BORROWING COSTS

All borrowing costs are expensed as incurred.

TAXATION

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

VALUE ADDED TAX

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

DEPOSITS AND LIQUID RESOURCES

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

LEASES

Operating Leases
All other leases are operating leases and the annual rentals are charged to income and expenditure on a straight line basis over the lease term.

1. ACCOUNTING POLICIES (continued)

EMPLOYEE BENEFITS

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

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

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

RETIREMENT BENEFITS

Defined benefit plans
The Company participates in a funded multi-employer defined benefit scheme, the Scottish Housing Association Pension Scheme (SHAPS).

The scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates.

As at the year ended 31 March 2026, the net defined benefit pension deficit liability was £401k, which has been included within the pensions liability in the financial statements.

In the year ended 31 March 2026, the current service cost and costs from settlements and curtailments are charged against operating surplus. Interest is calculated on the net defined benefit liability. Remeasurements are reported in other comprehensive income. Refer to Note 23 for more details.

FINANCIAL INSTRUMENTS

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

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

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

FINANCIAL ASSETS

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

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

1. ACCOUNTING POLICIES (continued)

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

FINANCIAL LIABILITIES

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

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

PROVISIONS

Provisions are recognised when the RSL has an obligation at the reporting date as a result of a past event which it is probable will result in the transfer of economic benefits and that obligation can be estimated reliably. Provisions are measured at the best estimate of the amounts required to settle the obligation.

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

	Notes	Turnover £	Operating costs £	2026 Operating surplus/(deficit) £	2025 Operating surplus/(deficit) £
Affordable letting activities	3	7,153,604	4,857,146	2,296,458	2,273,963
Other activities	4	247,645	227,514	20,131	(188)
		7,401,249	5,084,660	2,316,589	2,273,775
Other operating income	3	-	-	-	-
Total		**7,401,249**	**5,084,660**	**2,316,589**	**2,273,775**
Total for previous reporting period		**7,043,013**	**4,769,238**	**2,273,775**	

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

	General Needs Social Housing £	Total 2026 £	Total 2025 £
Revenue from Lettings			
Rent receivable net of service charges	7,069,770	7,069,770	6,798,350
Service charges	6,287	6,287	7,440
Gross income from rents and service charges	7,076,057	7,076,057	6,805,790
Less voids	(38,548)	(38,548)	(34,692)
Net income from rents and service charges	**7,037,509**	**7,037,509**	**6,771,098**
Grants released from deferred income	116,095	116,095	111,300
Total turnover from affordable letting activities	**7,153,604**	**7,153,604**	**6,882,398**
Expenditure on affordable letting activities			
Management and maintenance administration costs	1,940,988	1,940,988	1,838,485
Planned and cyclical maintenance including major repairs costs	439,621	439,621	478,813
Reactive maintenance costs	1,070,686	1,070,686	1,000,972
Bad debts - rents and service charges	32,042	32,042	11,749
Depreciation of affordable let properties	1,373,809	1,373,809	1,278,416
Impairment of Social Housing	-	-	-
Operating Costs for affordable letting activities	**4,857,146**	**4,857,146**	**4,608,435**
Operating surplus for affordable letting activities	**2,296,458**	**2,296,458**	**2,273,963**
Operating surplus for affordable letting activities for previous reporting period	**2,273,963**	**2,273,963**	

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

	Grants From Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total turnover	Operating costs bad debts	Other operating costs	Operating surplus / (deficit)	Operating (deficit) / surplus for previous reporting Period
	£	£	£	£	£	£	£	£	£
Support activities	-	-	-	15,586	15,586	-	11,613	3,973	156
Care and repair	-	106,461	-	-	106,461	-	106,461	-	(1,344)
Contracted out services undertaken for other organisations	-	-	-	101,982	101,982	-	101,982	-	-
Development and construction of property activities	-	-	-	-	-	-	-	-	-
Other activities – Tenancy Sustainment	-	7,458	-	-	7,458	-	7,458	-	-
Other activities	-	-	-	16,158	16,158	-	-	16,158	1,000
Total from other activities	**-**	**113,919**	**-**	**133,726**	**247,645**	**-**	**227,514**	**20,131**	**(188)**
Total from other activities for the previous reporting period	**-**	**43,206**	**-**	**117,409**	**160,615**	**-**	**160,803**	**(188)**	

5. KEY MANAGEMENT PERSONNEL

Key management personnel (KMP) are defined as the members of the Board of Directors and Senior Management.

The number of key management personnel who received emoluments (excluding employers' pension contributions) in excess of £60,000 during the reporting period fell within the following bands:

	2026 No.	**2025 No.**
£60,001 to £70,000	1	1
£70,001 to £80,000	-	-
£80,001 to £90,000	1	2
£90,001 to £100,000	1	-

Aggregate emoluments for the key management personnel:		
Wages and salaries	257,789	234,012
Pension contributions	29,368	28,731
Social security costs	34,902	28,528
	322,059	291,271
Emoluments payable to Chief Executive (excluding pension contributions)	97,152	92,861

6. EMPLOYEES

	2026 No.	**2025 No.**
The average monthly number of full-time equivalent persons (including key management personnel) employed by the Association during the year was:	26	26
Staff costs of the above were:	**£**	**£**
Wages and salaries	1,182,746	1,081,199
Social security costs	136,074	114,679
Other pension costs	94,313	88,506
	1,413,133	1,284,384

7. LOSS ON DISPOSAL OF HOUSING STOCK

	2026 £	**2025 £**
Disposal proceeds	-	-
Carrying value of fixed assets disposed of	129,688	89,938
Loss on disposal of housing stock	129,688	89,938

8. INTEREST PAYABLE & SIMILAR CHARGES

	2026 £	2025
On bank loans	966,190	812,934

9. OPERATING SURPLUS OR DEFICIT

	2026 £	2025 £
Operating surplus is stated after charging:		
Depreciation – tangible owned fixed assets	1,429,256	1,336,398
Amortisation – intangible assets	4,788	-
Operating lease rentals - other	2,814	2,570

Fees payable to Wbg (Audit) Limited and their associates in respect of both audit and non-audit services are as follows:

	2026 £	2025 £
Audit-related assurance services	14,364	13,602
All other non-audit services	-	-

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

The Company is a Registered Scottish Charity and is not liable to United Kingdom Corporation Tax on its charitable activities.

11. NON-CURRENT ASSETS

a) Housing Properties

	Housing Properties Held for Letting £	Housing Properties Under Construction £	Total £
COST			
As at 1st April 2025	52,398,424	14,677	52,413,101
Transfers	-	-	-
Additions	2,928,554	1,173,855	4,102,409
Disposals	(443,367)	-	(443,367)
As at 31st March 2026	54,883,611	1,188,532	56,072,143
DEPRECIATION			
As at 1st April 2025	10,738,216	-	10,738,216
Charge for the year	1,373,809	-	1,373,809
Disposals	(313,679)	-	(313,679)
As at 31st March 2026	11,798,346	-	11,798,346
NET BOOK VALUE			
As at 31st March 2026	43,085,265	1,188,532	44,273,797
As at 31st March 2025	41,660,208	14,677	41,674,885

Additions to housing properties include capitalised development administration costs of £Nil (2025 - £Nil).

Total expenditure to improve existing properties in the year amounted to £3,738,546 (2025 - £3,028,448) of which £2,216,362 is capitalised retrofit works under the Homes Fit for 21st Century Living Standards programme (2025 -£2,303,744), £1,185,872 was EWI works and £144,433 was ad hoc capitalised major repairs (2025 -£111,796). The balance is charged to the statement of comprehensive income. The amounts capitalised all relate to component replacements.

During the year six properties were acquired on the open market at a cost of £555,742 (2025 – 3 properties at a cost of £288,500).

All land and housing properties are freehold.

The Company’s Lenders have standard securities over Housing Property with a carrying value of £26,281,250 (2025 - £25,434,412).

Included within Housing Properties Held for Letting is land held at £7,612,710 (2025 - £7,594,722).

11. NON-CURRENT ASSETS (continued)

b) Other Tangible Assets

	Computer Equipment £	Office Equipment £	Office Premises £	Office Furniture & Fittings £	Total £
Cost					
As at 1St April 2025	228,921	13,830	1,361,076	38,094	1,641,921
Additions	-	-	-	7,597	7,597
Disposals	-	-	-	-	-
As at 31st March 2026	228,921	13,830	1,361,076	45,691	1,649,518
Aggregate Depreciation					
As at 1st April 2025	192,653	13,830	407,765	37,036	651,284
Charge for the year	9,485	-	45,369	593	55,447
Disposals	-	-	-	-	-
As at 31st March 2026	202,138	13,830	453,134	37,629	706,731
Net Book Value					
As at 31st March 2026	26,783	-	907,942	8,062	942,787
As at 31st March 2025	36,268	-	953,311	1,058	990,637

c) Intangible Assets

	Software under development £	Total £
Cost		
As at 1St April 2025	91,200	91,200
Additions	5,050	5,050
Disposals	-	-
As at 31st March 2026	96,250	96,250
Aggregate Depreciation		
As at 1st April 2025	-	-
Charge for the year	4,788	4,788
Disposals	-	-
As at 31st March 2026	4,788	4,788
Net Book Value		
As at 31st March 2026	91,462	91,462
As at 31st March 2025	91,200	91,200

12. INVESTMENTS

Investments in Subsidiaries	**2026**	**2025**
	£	**£**
As at 31st March 2026 and 31st March 2025	100	100

In the opinion of the Board of Directors the aggregate value of the assets of the subsidiary is not less than the aggregate of the amounts at which those assets are stated in the Company's balance sheet.

The Company has a 100% owned subsidiary Atrium Initiatives Limited (14 Central Avenue, Kilmarnock, KA1 4PS). The relationship between the Company and its subsidiary is set out in an independence agreement between both parties.

The Company has taken the exemption allowed in FRS102 (para 33.1A) from disclosing related party transactions with 100% owned subsidiaries.

The aggregate amount of capital and reserve and the results of the Atrium Initiatives for the year is:

	2026	**2025**
	£	**£**
Capital & Reserves	164,889	150,929
Profit / (Loss) for the year	28,960	(2,773)

13. CAPITAL COMMITMENTS

	2026 £	2025 £
Capital Expenditure that has been contracted for but has not been provided for in the Financial Statements	2,830,122	2,941,853

The above commitments will be financed by the following:

	2026 £	2025 £
Social housing grant receivable	464,128	-
Private finance	2,365,994	2,941,853
Own reserves	-	-
	2,830,122	2,941,853

14. COMMITMENTS UNDER OPERATING LEASES

	2026 £	2025 £
At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows: -		
No later than one year	2,814	2,814
Later than one year and not later than five years	1,676	4,477
	4,490	7,291

15. DEBTORS

	2026 £	2025 £
Amounts falling due within one year:		
Arrears of rent & service charges	127,069	131,419
Less: provision for doubtful debts	(65,373)	(66,386)
	61,696	65,033
Other debtors	447,315	166,227
Amounts due from group undertakings	35,163	8,863
	544,174	240,123

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Housing loans (note 17)	1,137,669	841,299
Trade payables	373,124	104,312
Rent in advance	200,821	191,937
Other taxation and social security	36,500	27,523
Amounts due to group undertakings	-	-
Other payables	628	6,833
Deferred capital grant (note 19)	139,792	113,186
Accruals and deferred income	650,938	371,238
	2,539,472	1,656,328

At the balance sheet date there were pension contributions outstanding of £nil (2025 - £nil).

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

	2026 £	2025 £
Deferred capital grant (note 19)	6,728,745	5,988,343
Housing loans	20,283,801	15,331,310
	27,021,546	21,319,653
Housing loans		
Amounts due within one year	1,137,669	841,299
Amounts due in one year or more but less than two years	1,159,779	863,756
Amounts due in two years or more but less than five years	3,636,864	2,736,329
Amounts due in more than five years	15,487,158	11,731,225
	21,421,470	16,172,609
Less: amount shown in current liabilities	(1,137,669)	(841,299)
	20,283,801	15,331,310

The Company has a number of long-term housing loans the terms and conditions of which are as follows:

Lender	Security	Average Interest Rate	Interest Rate Ranges	Fixed Rate Expiring Between	Variable/ Fixed
RBS	Standard security over 236 properties	4.61%	2.28% - 6.07%	2026	Both
Nationwide	Standard security over 637 properties and 99 garage units	4.82%	3.7% - 5.13%	2032	Both

All of the Company’s bank borrowings are repayable on a monthly basis with the principle being amortised over the term of the loans.

18. STATEMENT OF CASH FLOWS

	2026	2025
	£	£
Reconciliation of operating surplus to net cash inflow from operating activities:		
Operating surplus	2,316,589	2,273,775
Depreciation	1,429,256	1,336,398
Amortisation of Intangible Assets	4,788	-
Amortisation of capital grants	(116,095)	(111,300)
Amortisation of loan	316	2,531
(Increase)/ Decrease in debtors	(304,051)	166,138
Increase /(Decrease) in creditors	505,602	(203,281)
Loss on disposal of fixed assets	-	363
Impairment of housing properties	-	-
Net Cash Inflow from Operating Activities	3,836,405	3,464,624

	2026	2025
	£	£
Reconciliation of Net Cash Flow to Movement in Net Debt		
(Increase) /Decrease in cash at bank	(5,042,449)	1,124,235
Loan advances received	6,300,000	-
Loan repayments made	(1,051,138)	(803,554)
	206,413	320,681
Net debt at 1 April	11,958,958	11,638,277
Net debt at 31 March	12,165,371	11,958,958

	At 01/04/2025	Cash Flows	At 31/03/2026
Cash at bank and in hand	4,213,651	5,042,449	9,256,100
Debt due within one year	(841,299)	(296,370)	(1,137,669)
Debt due after one year	(15,331,310)	(4,952,492)	(20,283,802)
Total	(11,958,958)	(206,413)	(12,165,371)

19. DEFERRED CAPITAL GRANT

	2026	2025
	£	£
Social housing grants		
Balance as at 1st April 2025	6,101,529	6,072,829
Additions in the year	883,103	140,000
Amortisation in the year	(116,095)	(111,300)
Balance as at 31st March 2026	6,868,537	6,101,529

19. DEFERRED CAPITAL GRANT (continued)

	2026	**2025**
	£	**£**
Amounts due within one year	139,792	113,186
Amounts due in one year or more	6,728,745	5,988,343
	6,868,537	6,101,529

20. PROVISIONS

	Holiday Pay £
1 April 2025	21,761
Utilised in the year	(21,761)
Released in the year	-
Additional provision in year	25,195
31 March 2026	25,195

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

21. HOUSING STOCK

	2026	**2025**
	No.	**No.**
The number of units of accommodation in management at the year-end was:		
General needs – new build	399	399
General needs – rehabilitation	820	814
	1,219	1,213

22. RELATED PARTY TRANSACTIONS

Members of the Board of Directors are related parties of the Company as defined by Financial Reporting Standard 102.

Board Members cannot use their position to their advantage. Any transactions between the Company and any entity with which a Board Member has a connection with is made at arm's length and is under normal commercial terms.

During the year there were two tenant members of the Board (2025: two). During the year they paid £11,497 (2025: £11,119) in respect of social letting services.

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

23. RETIREMENT BENEFIT OBLIGATIONS

The company 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.

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 as at 30 September 2024. This valuation revealed a deficit of £79.5m. A Recovery Plan was put in place to eliminate the deficit which runs to 31 March 2030.

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

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

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

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

PRESENT VALUES OF DEFINED BENEFIT OBLIGATION, FAIR VALUE OF ASSETS AND DEFINED BENEFIT LIABILITY

	2026 **£000s**	**2025** **£000s**
Fair value of plan assets	3,260	3,119
Present value of defined benefit obligation	3,661	3,559
Deficit in plan	(401)	(440)
Unrecognised surplus	-	-
Defined benefit liability to be recognised	(401)	(440)
Deferred tax	-	-
Net defined benefit liability to be recognised	(401)	(440)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	2026 **£000s**
Defined benefit obligation at start of period	3,559
Current service cost	15
Expenses	6
Interest expense	207
Contributions by plan participants	69
Actuarial gains due to scheme experience	(36)
Actuarial gains due to changes in demographic assumptions	34
Actuarial losses due to changes in financial assumptions	(60)
Benefits paid and expenses	(133)
Defined benefit obligation at end of period	3,661

	2026 **£000s**
Fair value of plan assets at start of period	3,119
Interest income	183
Experience on plan assets (excluding amounts included in interest income) – loss	(81)
Contributions by the employer	103
Contributions by plan participants	69
Benefits paid and expenses	(133)
Fair value of plan assets at end of period	3,260

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

	2026 **£000s**
Current service cost	15
Expenses	6
Net interest expense	24
Defined benefit costs recognised in statement of comprehensive income (SOCI)	45

DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME

	2026 **£000s**
Experience on plan assets (excluding amounts included in net interest cost) - loss	(81)
Experience gains and losses arising on the plan liabilities - gain	36
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - loss	(34)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain	60
Total amount recognised in other comprehensive income - loss	(19)

ASSETS

	2026 £000s	2025 £000s
Absolute return	-	-
Alternative Risk Premia	-	-
Cash	1	17
Corporate Bond Fund	-	-
Credit	149	133
Credit Relative Value	-	-
Distressed Opportunities	-	-
Emerging Markets Debt	-	-
Currency Heding	-	5
Global Equity	431	361
High Yield	-	-
Infrastructure	-	1
Insurance-Linked Securities	6	12
Investment Grade Credit	137	143
Liability Driven Investment	900	878
Long Lease Property	-	1
Net Current Assets	49	4
Over 15 Year Gilts	-	-
Private Debt	-	-
Private Equity	7	3
Private Credit	420	389
Property	170	154
Real Assets	323	372
Risk Sharing	-	-
Secured Income	44	72
Opportunistic Illiquid Credit	-	-
Opportunistic Credit	-	-
Liquid Credit	623	574
Total Assets	3260	3,119

	2026 % per annum	2025 % per annum
Discount rate	6.08%	5.85%
Inflation (RPI)	3.31%	3.09%
Inflation (CPI)	3.03%	2.79%
Salary Growth	4.03%	3.79%
Allowance for commutation of pension for cash at retirement	75% of maximum	75% of maximum

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

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