



**Alexander Sloan**  
Accountants and Business Advisers

# **Clydesdale Housing Association Limited**

Report and Financial Statements

For the year ended 31 March 2024

Registered Social Landlord No. HAL93

FCA Reference No. 2237R(S)

Scottish Charity No. SC034228

# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

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# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## MANAGEMENT COMMITTEE, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2024

### MANAGEMENT COMMITTEE

Maggie Botham	Chairperson
Hazel Galbraith	Vice Chairperson
Agne Zasinaite	Secretary
John Lockhart	Treasurer
Ross Gowland	
Ruth McElhinney	
Brian McNally	
Kenneth Greenshields	
Jacqueline McCutcheon	
Gillian Anderson	
Lesley McDonald	
Sharon Egan	
Deborah Hay	Appointed 27 March 2024
Jonathan Main	Appointed 27 March 2024
Garielle McElhinney	Appointed 27 March 2024
Pauline Sandford	Resigned 7 December 2023
Susanne Crayton	Resigned 21 July 2023
John Malone	Resigned 27 September 2023

### EXECUTIVE OFFICERS

Joe Gorman	Chief Executive
Vicky Rogers	Deputy Chief Executive
Eileen Wilson	Finance Manager
Lisa Simpson	Housing Manager

### REGISTERED OFFICE

39 North Vennel  
Lanark  
ML11 7PT

### EXTERNAL AUDITORS

Alexander Sloan LLP  
180 St Vincent Street  
Glasgow  
G2 5SG

### INTERNAL AUDITORS

Wylie & Bisset  
168 Bath Street  
Glasgow  
G2 4TP

### BANKERS

Royal Bank of Scotland  
88 High Street  
Lanark  
ML11 7ET

### SOLICITOR

T.C. Young  
7 West George Street  
Glasgow  
G2 1BA

# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2024

The Management Committee presents its report and the financial statements for the year ended 31 March 2024.

### Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2237R(S)), the Scottish Housing Regulator as a registered social landlord (No. HAL93) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC034228.

### Principal Activities

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

### Review of Business and Future Developments

Preparing for 2023/24 activities focused heavily on financial planning in order to protect the Association and the provision of its services from volatile economic forces caused by geo-political events. Against a backdrop of United Kingdom Consumer Price Inflation (CPI) peaking at 11.1% in October 2022, but gradually reducing to 4.6% by October 2023, the Association took a responsible and cautious approach to budgeting and rent setting. Despite reducing national inflation over the preceding period, costs relating to reactive repairs, planned repairs, business & property insurance and energy were continuing to increase at rates well in excess of national CPI rates.

The Association implemented the following actions: to protect services, future rent levels and the continued high quality of homes:

- A rent increase of 7.5% for 2023/2024 and above-inflationary rent increases in the short-term future years to generate income levels sufficient to meet the increased costs service provision and continued high quality homes.
- Prioritised day-to-day repairs in order to maintain the quality of tenants' homes and ensure that homes continue to meet the Scottish Social Housing Charter obligations.
- Continued to keep tenants safe by meeting tenant and resident safety responsibilities on gas appliance testing, electrical safety inspections, fire safety measures, asbestos management and hot water cylinder servicing.
- Suspended plans in all new build projects until further notice.
- Postponed home improvement contracts planned for 2023/24 until 2024/25, whilst continuing to replace aging electric storage heaters with more efficient systems with the support of the Scottish Government's Social Housing Net Zero Heat Fund.
- Efficiency savings through the better use of technology.

Progress against the 2022/25 Business Plan over the year was positive:

- Work to develop a new Digital Strategy was completed over 2023/24. The first stage of this, to procure and implement new integrated housing and finance software, made excellent progress and was completed in early June 2024. Steps to migrate server infrastructure to the cloud and a new customer portal are in hand.
- Progress in implementing the Association's Carbon Reduction Strategy continued through the work of a staff group.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2024

- The Association's new Tenancy Sustainment Strategy was successfully implemented, resulting in a 5% increase in the percentage of new tenancies sustained for more than a year. The percentage of homes that became vacant over 2023/24 reduced to 7.15% from the 10.07% in the previous year.
- Workforce planning implemented succession planning within the management team, reviewed staff resources required within the technical services team and delivered staff development outcomes that matched business plan objectives and regulatory requirements.

New build development represents a significant risk to registered social landlords. The Scottish Housing Regulator's risk assessment of social landlords identified the increasing challenge of building new homes due to higher construction costs, higher borrowing costs, tender price uncertainty and the risk of contractor insolvency. With the priority placed on protecting services and rent affordability for existing tenants, the Association's recognition of these challenges has led to a continuation of Clydesdale's suspension of new build development activity. This position will be kept under ongoing review to monitor market conditions and funding availability.

With the support of the Scottish Government's Social Housing Net Zero Fund, 32 tenants in Thankerton had electric storage heaters replaced by new energy efficient air source heat pump central heating systems with solar panel and battery storage backup. Public subsidy to improve the energy efficiency of hard to treat properties is vital to ensuring that rents are kept at affordable levels and that tenants' homes can be kept warm using reduced energy consumption.

Supporting tenants during the period of increased energy costs has been essential. Funded through the Scottish Government's Social Housing Fuel Support Fund, the Association distributed energy vouchers worth £200 per tenancy over 2023/24. This support was augmented through a continued partnership with the Wise Group's HEAT Team energy mentor advice service to tenants which included advocacy work in reducing fuel debt and income maximisation. Also, in August 2023, a further award of £60,132 was made by the Fund to purchase and distribute 462 energy efficient multi cookers. Awarded to tenants experiencing the greatest level of fuel poverty, providing further support in reducing energy consumption has been welcomed.

Tenant and resident safety was a consistent high priority for the Association over 2023/24:

- 100% of gas safety inspections were completed well within a year of the previous inspection.
- A full audit of the Association's Asbestos Register was completed and monthly audits of all repairs are undertaken to ensure that Asbestos procedures are being complied with – keeping tenants and contractors safe.
- Hot water cylinder checks were successfully completed within their 12-month anniversary.
- Fire Risk Assessments were conducted in all common areas over 2023/24. All works identified by those inspections were effectively completed. The Association also has a routine of 6-monthly interim fire safety inspections for these areas.
- Electrical Installation Condition Reports were conducted within their 5-year anniversary date for relevant properties and all were noted as satisfactory with no failures.
- Legionella procedures continued to be followed in empty properties and regular advice was provided via the Association's quarterly newsletter highlighting water safety measures tenants should be implementing.
- New damp, mould and condensation procedures were implemented in April 2023 and technical services staff have received appropriate training. This has allowed proactive management of potential risks and prompt diagnosis to ensure that the Association provides homes that are safe, warm, and dry.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2024

- Following the identification of risks associated with Reinforced Autoclaved Aerated Concrete (RAAC) by local authorities, the Association inspected a 10% sample of potentially affected properties. Inspections found no evidence of RAAC.

The Association's high standard of operational performance in other key areas was largely continued over 2023/24 – exceeding internal targets/achieving levels close to them and comparing well with other similar landlords in its peergroup:

Operational KPI Performance	CHA 2023/24 Target	CHA 2023/24 Result	CHA 2022/23 Result	CHA 2021/22 Result	2022/23 SHN Rural Peergroup Average
Average non-emergency repair completion time (working days)	4.5	4.67	3.97	8.89	8
Average emergency repair completion time (hours)	3	2.59	2.51	2.66	3.96
Percentage of gas safety checks completed on time	100	100	100	100	
Average time taken to re-let empty properties (calendar days)	15	13.13	18.25	19.17	28.83
Percentage of rent lost through properties being empty	0.7	0.21	0.47	0.51	1.29
Percentage of repairs completed Right First Time	98	91	94.06	86.34	86.8
Percentage of anti-social behaviour cases reported that were resolved	98	93	97.37	92.96	95.54
Rent collected as a percentage of total rent due	100	100.32	101.62	101.75	99.95
Gross rent arrears (all tenants) as a % of rent due	3	2.64	2.71	2.38	3.29

Operational performance is underpinned by the Association's strong governance. Led by the Association's Audit and Risk Sub-Committee, a comprehensive self-assessment against the SHR's regulatory requirements was completed in the early course of 2023/24. Using the evidence validating this and external assurance sources, the Association concluded that full compliance with regulatory standards had been maintained. This was reflected in the Annual Assurance Statement submitted to the SHR in October 2023.

Three new Management Committee Members were appointed in March 2024 to fill casual vacancies that arose since the 2023 AGM. The open recruitment process, supported by recruitment consultants EVH, attracted broad interest from a diverse range of highly qualified candidates. The Management Committee annual review process confirmed that the Management Committee has the relevant skills and knowledge to lead and direct the organisation. Learning and development priorities have been identified for action over 2024/25.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2024

Over 2024/25 the Management Committee and staff will conduct research and analysis that will be the foundation of the new business plan for 2025/28. Challenges are likely to include meeting zero carbon targets, continuing to keep rents at affordable levels while making future investment in tenants' homes, assessing the risk presented by seeking to build new homes to meet growing housing demand and supporting tenants with financial difficulties.

Clydesdale Housing Association continued to support South Lanarkshire Council in alleviating homelessness by providing 52% of its general needs lets to urgent homeless applicants. The Association contributed further to meeting its duty to alleviate homelessness by leasing homes to South Lanarkshire Council for use as temporary homeless accommodation. The recent housing emergency declared by South Lanarkshire Council due to unprecedented pressures facing homelessness services is an indication of the challenges in meeting housing demand as the supply of new housing has reduced significantly due to a combination of funding reductions and increased risk.

The CHA Community Hub is a continued valued resource for Lanark and the surrounding area. Activities delivered by local groups and agencies have included English Speaking Classes, a Ukulele group, a befriending group, the local Art Club, our own tenants' and residents' group, voluntary group board meetings, Social Security Scotland outreach services, training for housing support workers, mental health and wellbeing one-to-one sessions and the TSB, who provide weekly outreach banking services. Work to promote and grow the range of Community Hub users continues.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2024

### Management Committee and Executive Officers

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

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

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

### Statement of Management Committee's Responsibilities

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

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

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

### Going Concern

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



# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2024

### Statement on Internal Financial Control

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

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

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

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

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2024. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

### Donations

During the year the Association made charitable donations of £Nil (2023 - £167).

### Disclosure of Information to the Auditor

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

### Auditor

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

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## REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2024

By order of the Management Committee



**Agne Zasinaite**  
Secretary

29/8/2024

# CLYDESDALE HOUSING ASSOCIATION LIMITED

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

In addition to our audit of the financial statements, we have reviewed your statement on page 7 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.


### **Basis of Opinion**

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

### **Opinion**

In our opinion the Statement of Internal Financial Control on page 7 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

Through enquiry of certain members of the Management Committee and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

  
**ALEXANDER SLOAN LLP**  
Statutory Auditors  
GLASGOW  
29/8/2024

  
**Alexander Sloan**  
Accountants and Business Advisers

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2024

### Opinion

We have audited the financial statements of Clydesdale Housing Association Limited (the 'Association') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2024 and of the surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024.

### Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Conclusions relating to going concern

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (continued)

### Other Information (Contd.)

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

We have nothing to report in this regard.

### Matters on which we are required to report by exception

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

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income and Statement of Financial Position are not in agreement with the books of account of the Association; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of the Management Committee

As explained more fully in the statement of Management Committee's responsibilities as set out on page 6, the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give true and fair view, and for such internal control as the Management Committee determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

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

### Auditor's responsibilities for the audit of the financial statements

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

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (continued)

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

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

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

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

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

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

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

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

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CLYDESDALE HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (continued)

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

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

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


### Description of the 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 aggregate, they could reasonably be expected to influence the economic decisions of the users taken on the basis of these financial statements.

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

### Use of our Report

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

  
ALEXANDER SLOAN LLP  
Statutory Auditors  
GLASGOW  
29/8/2024



Alexander Sloan  
Accountants and Business Advisers

## CLYDESDALE HOUSING ASSOCIATION LIMITED

### STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024	2023
		£	£
Revenue	2	4,435,932	4,286,618
Operating costs	2	3,580,952	3,927,120
<b>OPERATING SURPLUS</b>		854,980	359,498
Gain on sale of housing stock		-	3,344
Interest receivable and other income		71,663	20,370
Interest payable and similar charges	7	(93,731)	(67,300)
Other Finance income/(charges)	10	(5,000)	-
		(27,068)	(43,586)
<b>SURPLUS FOR THE YEAR</b>		<b>827,912</b>	<b>315,912</b>
<b>Other comprehensive income</b>			
Actuarial gains/(losses) on defined benefit pension plan	17	(171,000)	(137,000)
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>656,912</b>	<b>178,912</b>

The results relate wholly to continuing activities.

The notes on pages 18 to 36 form an integral part of these financial statements.





# CLYDESDALE HOUSING ASSOCIATION LIMITED

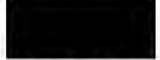
## STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2024

	Notes	2024		2023	
		£	£	£	£
<b>NON-CURRENT ASSETS</b>					
Housing properties - depreciated cost	11		28,003,859		28,491,030
Other tangible assets	11		973,361		1,016,124
			<u>28,977,220</u>		<u>29,507,154</u>
<b>CURRENT ASSETS</b>					
Receivables	12	339,957		195,170	
Cash and cash equivalents	13	4,640,646		4,233,769	
		<u>4,980,603</u>		<u>4,428,939</u>	
<b>CREDITORS: Amounts falling due within one year</b>	14	(1,009,663)		(1,009,974)	
<b>NET CURRENT ASSETS</b>			<u>3,970,940</u>		<u>3,418,965</u>
<b>TOTAL ASSETS LESS CURRENT</b>			32,948,160		32,926,119
<b>CREDITORS: Amounts falling due after more than one year</b>	15		(3,222,333)		(3,641,826)
<b>PENSIONS AND OTHER PROVISIONS</b>					
Scottish housing association pension scheme	17	(294,000)		(118,000)	
			<u>(294,000)</u>		<u>(118,000)</u>
<b>DEFERRED INCOME</b>					
Social housing grants	18	(13,739,504)		(14,119,554)	
Other grants	18	(253,601)		(264,926)	
		<u>(13,993,105)</u>		<u>(14,384,480)</u>	
<b>NET ASSETS</b>			<u>15,438,722</u>		<u>14,781,813</u>
<b>EQUITY</b>					
Share capital	19		121		124
Revenue reserves			15,732,601		14,899,689
Pension reserves			(294,000)		(118,000)
			<u>15,438,722</u>		<u>14,781,813</u>

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 28/8/2024

  
Chairperson

  
Treasurer

  
Secretary

The notes on pages 18 to 36 form an integral part of these financial statements.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024		2023
		£	£	£
<b>Surplus for the Year</b>			827,912	315,912
<i>Adjustments for non-cash items:</i>				
Depreciation of tangible fixed assets	11	1,066,831	1,054,095	
Amortisation of capital grants	18	(608,741)	(613,877)	
Non-cash adjustments to pension provisions		5,000	(68,000)	
Share capital written off	19	(10)	(7)	
			<u>463,080</u>	<u>372,211</u>
Interest receivable			(71,663)	(20,370)
Interest payable	7		93,731	67,300
			<u>                    </u>	<u>                    </u>
<b>Operating cash flows before movements in working capital</b>			1,313,060	735,053
Change in debtors		33,931	(9,385)	
Change in creditors		(4,575)	(42,462)	
			<u>29,356</u>	<u>(51,847)</u>
<b>Net cash inflow from operating activities</b>			<u>1,342,416</u>	<u>683,206</u>
<b>Investing Activities</b>				
Acquisition and construction of properties		(557,996)	(1,113,322)	
Purchase of other fixed assets		(3,201)	(3,454)	
Social housing grant received		57,288	-	
Social housing grant repaid		(16,327)	(30,709)	
Other grants repaid		(2,313)	(1,794)	
Proceeds on disposal of housing properties		24,300	112,248	
			<u>                    </u>	<u>                    </u>
<b>Net cash outflow from investing activities</b>			(498,249)	(1,037,031)
<b>Financing Activities</b>				
Loan Advances Received		-	958,538	
Interest received on cash and cash equivalents		71,663	20,370	
Interest paid on loans		(93,731)	(67,300)	
Loan principal repayments		(415,229)	(383,391)	
Share capital issued	19	7	14	
			<u>                    </u>	<u>                    </u>
<b>Net cash (outflow) / inflow from financing activities</b>			(437,290)	528,231
			<u>                    </u>	<u>                    </u>
<b>Increase in cash</b>	20		406,877	174,406
<b>Opening cash &amp; cash equivalents</b>			4,233,769	4,059,363
			<u>4,640,646</u>	<u>4,233,769</u>
<b>Closing cash &amp; cash equivalents</b>			<u>4,640,646</u>	<u>4,233,769</u>
<b>Cash and cash equivalents as at 31 March</b>				
Cash	20		4,640,646	4,233,769
			<u>4,640,646</u>	<u>4,233,769</u>

The notes on pages 18 to 36 form an integral part of these financial statements.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2024

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
<b>Balance as at 1 April 2022</b>	117	(49,000)	14,651,777	14,602,894
Issue of Shares	14	-	-	14
Cancellation of Shares	(7)	-	-	(7)
Other comprehensive income	-	(137,000)	-	(137,000)
Other movements	-	68,000	(68,000)	-
Surplus for the year	-	-	315,912	315,912
<b>Balance as at 31 March 2023</b>	<b>124</b>	<b>(118,000)</b>	<b>14,899,689</b>	<b>14,781,813</b>
<b>Balance as at 1 April 2023</b>	124	(118,000)	14,899,689	14,781,813
Issue of Shares	7	-	-	7
Cancellation of Shares	(10)	-	-	(10)
Other comprehensive income	-	(171,000)	-	(171,000)
Other movements	-	(5,000)	5,000	-
Surplus for the year	-	-	827,912	827,912
<b>Balance as at 31 March 2024</b>	<b>121</b>	<b>(294,000)</b>	<b>15,732,601</b>	<b>15,438,722</b>

The notes on pages 18 to 36 form an integral part of these financial statements.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024 NOTES TO THE FINANCIAL STATEMENTS

### 1. PRINCIPAL ACCOUNTING POLICIES

#### Statement of Compliance and Basis of Accounting

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

#### Revenue

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

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

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

#### Retirement Benefits

The Association previously participated in the Scottish Housing Association Pension Scheme (SHAPS) a multi-employer defined benefit scheme where retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102. The Association moved to the SHAPS defined contribution scheme on leaving the defined benefit scheme. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

#### Going Concern

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 1. PRINCIPAL ACCOUNTING POLICIES (continued.)

#### Housing Properties

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

<i>Component</i>	<i>Useful Economic Life</i>
Land	Not Depreciated
Structure	Over 50 years
Kitchens	Over 15 years
Bathrooms	Over 30 years
Roofs	Over 50 years
Windows	Over 30 years
External Doors	Over 25 years
Rewiring	Over 40 years
Boilers	Over 20 years
Radiators	Over 20 years

#### Depreciation and Impairment of Other Tangible Assets

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

<i>Asset Category</i>	<i>Depreciation Rate</i>
Office Premises	3%
Furniture and Fittings	15%
Computer and Office Equipment	33.33%

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

#### Social Housing Grants and Other Capital Grants

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

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

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

#### Sales Of Housing Properties

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

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

#### Taxation

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (Continued)

## 1. PRINCIPAL ACCOUNTING POLICIES (continued.)

### Leases

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

### Works to Existing Properties

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

### Capitalisation Of Development Overheads

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

### Borrowing Costs

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

### Property Development Cost

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

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

### Housing Property Managed By Agents

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

### VAT

The Association is exempt from registration for VAT.

### Financial Instruments - Basic

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

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

### Cash and Liquid Resources

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

### Impairment

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

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

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 1. PRINCIPAL ACCOUNTING POLICIES (continued.)

#### Key Judgements and estimates made in the application of Accounting Policies

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the the Association to exercise judgement in applying the it'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 are disclosed below.

#### Key Judgements

##### *a) Categorisation of Housing Properties*

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

##### *b) Identification of cash generating units*

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

##### *c) Financial instrument break clauses*

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

##### *d) Pension Liability*

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method. Judgements relating to the benefits issue are included in Note 27.

#### Estimation Uncertainty

##### *a) Rent Arrears - Bad Debt Provision*

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

##### *b) Life Cycle of Components*

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

##### *c) Useful life of properties, plant and equipment*

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

##### *d) Costs of shared ownership*

The Association allocates costs to shared ownership properties on an percentage basis split across the number of properties the Association owns.

##### *e) Defined pension liability*

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

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

		2024		2023		Operating surplus / (deficit)	
	Notes	Turnover	Operating costs	Operating surplus / (deficit)	Turnover	Operating costs	Operating surplus / (deficit)
		£	£	£	£	£	£
Affordable letting activities	3	4,355,969	3,507,290	848,679	4,082,850	3,730,600	352,250
Other Activities	4	79,963	73,662	6,301	203,768	196,520	7,248
<b>Total</b>		<b>4,435,932</b>	<b>3,580,952</b>	<b>854,980</b>	<b>4,286,618</b>	<b>3,927,120</b>	<b>359,498</b>

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

	General Needs Housing	Shared Ownership	2024 Total	2023 Total
	£	£	£	£
<b>Revenue from Lettings</b>				
Rent receivable net of service charges	3,539,501	21,471	3,560,972	3,313,774
Service charges receivable	78,348	763	79,111	64,398
<b>Gross income from rent and service charges</b>	<b>3,617,849</b>	<b>22,234</b>	<b>3,640,083</b>	<b>3,378,172</b>
Less: Rent losses from voids	11,909	-	11,909	19,713
<b>Income from rents and service charges</b>	<b>3,605,940</b>	<b>22,234</b>	<b>3,628,174</b>	<b>3,358,459</b>
Grants released from deferred income	599,522	9,220	608,742	613,878
Revenue grants from Scottish Ministers	59,994	-	59,994	53,000
Other revenue grants	59,059	-	59,059	57,513
<b>Total turnover from affordable letting activities</b>	<b>4,324,515</b>	<b>31,454</b>	<b>4,355,969</b>	<b>4,082,850</b>
<b>Expenditure on affordable letting activities</b>				
Management and maintenance administration costs	1,273,206	28,011	1,301,217	1,231,944
Service costs	55,378	597	55,975	73,236
Planned and cyclical maintenance, including major repairs	520,648	-	520,648	771,009
Reactive maintenance costs	603,496	-	603,496	582,572
Bad Debts - rents and service charges	19,765	213	19,978	7,357
Depreciation of affordable let properties	996,264	9,712	1,005,976	1,064,482
<b>Operating costs of affordable letting activities</b>	<b>3,468,757</b>	<b>38,533</b>	<b>3,507,290</b>	<b>3,730,600</b>
<b>Operating surplus on affordable letting activities</b>	<b>855,758</b>	<b>(7,079)</b>	<b>848,679</b>	<b>352,250</b>
<b>2023</b>	<b>360,416</b>	<b>(8,166)</b>		



# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Grants from Scottish Ministers	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2024	Operating surplus / (deficit) 2023
	£	£	£	£	£	£	£
Factoring	-	6,006	6,006	-	10,071	(4,065)	(1,954)
HEAT	60,132	-	60,132	-	60,058	74	-
Other activities	-	13,825	13,825	-	3,533	10,292	9,202
<b>Total From Other Activities</b>	<b>60,132</b>	<b>19,831</b>	<b>79,963</b>	<b>-</b>	<b>73,662</b>	<b>6,301</b>	<b>7,248</b>
<b>2023</b>	<b>174,533</b>	<b>29,235</b>	<b>203,768</b>	<b>-</b>	<b>196,520</b>	<b>7,248</b>	

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 5. OFFICERS' EMOLUMENTS

	2024	2023
	£	£
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	140,674	73,801
Pension contributions made on behalf on Officers with emoluments greater than £60,000	13,549	7,188
Emoluments payable to Chief Executive (excluding pension contributions)	77,201	73,801
Pension contributions paid on behalf of the Chief Executive	7,565	7,188
Total emoluments payable to the Chief Executive	84,766	80,989
Total emoluments paid to key management personnel	293,006	341,697

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

	Number	Number
£60,001 to £70,000	2	1
£80,001 to £90,000	1	1

### 6. EMPLOYEE INFORMATION

	2024	2023
	No.	No.
Average monthly number of full time equivalent persons employed during the year	16	16
Average total number of employees employed during the year	18	18
Staff costs were:	£	£
Wages and salaries	682,283	680,995
National insurance costs	65,998	72,318
Pension costs	69,372	59,452
	817,653	812,765

# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 7. INTEREST PAYABLE AND SIMILAR CHARGES

	2024	2023
	£	£
On bank loans and overdrafts	<u>93,731</u>	<u>67,300</u>

## 8. SURPLUS FOR THE YEAR

	2024	2023
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	1,066,831	1,054,095
Auditors' remuneration - audit services	9,750	9,075
Auditors' remuneration - other services	525	630
(Loss) on sale of other non-current assets	<u>-</u>	<u>3,344</u>

## 9. CORPORATION TAX

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

## 10. OTHER FINANCE INCOME / (CHARGES)

	2024	2023
	£	£
Net interest on pension obligations	<u>(5,000)</u>	<u>-</u>

# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 11. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
<b>COST</b>				
At 1 April 2023	46,080,187	-	568,203	46,648,390
Additions	557,996	-	-	557,996
Disposals	(137,718)	-	-	(137,718)
At 31 March 2024	<u>46,500,465</u>	<u>-</u>	<u>568,203</u>	<u>47,068,668</u>
<b>DEPRECIATION</b>				
At 1 April 2023	17,905,033	-	252,327	18,157,360
Charge for Year	1,011,155	-	9,712	1,020,867
Disposals	(113,418)	-	-	(113,418)
At 31 March 2024	<u>18,802,770</u>	<u>-</u>	<u>262,039</u>	<u>19,064,809</u>
<b>NET BOOK VALUE</b>				
At 31 March 2024	<u>27,697,695</u>	<u>-</u>	<u>306,164</u>	<u>28,003,859</u>
At 31 March 2023	<u>28,175,154</u>	<u>-</u>	<u>315,876</u>	<u>28,491,030</u>

Expenditure on Existing Properties	2024		2023	
	<i>Component replacement</i> £	<i>Improvement</i> £	<i>Component replacement</i> £	<i>Improvement</i> £
Amounts capitalised	557,996	-	1,113,322	-
Amounts charged to the statement of comprehensive income	-	1,124,144	-	1,353,581
	<u>557,996</u>	<u>1,124,144</u>	<u>1,113,322</u>	<u>1,353,581</u>

All land and housing properties are heritable.

The Association's lenders have standard securities over housing property with a carry value of £13,698,718 (2023 - £13,977,602)

## CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 11. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
<b>COST</b>				
At 1 April 2023	1,105,337	38,145	61,525	1,205,007
Additions	-	352	2,849	3,201
At 31 March 2024	<u>1,105,337</u>	<u>38,497</u>	<u>64,374</u>	<u>1,208,208</u>
<b>DEPRECIATION</b>				
At 1 April 2023	114,765	18,016	56,102	188,883
Charge for year	36,808	5,647	3,509	45,964
At 31 March 2024	<u>151,573</u>	<u>23,663</u>	<u>59,611</u>	<u>234,847</u>
<b>NET BOOK VALUE</b>				
At 31 March 2024	<u>953,764</u>	<u>14,834</u>	<u>4,763</u>	<u>973,361</u>
At 31 March 2023	<u>990,572</u>	<u>20,129</u>	<u>5,423</u>	<u>1,016,124</u>

## CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
 NOTES TO THE FINANCIAL STATEMENTS (continued)

<b>12 RECEIVABLES</b>	<b>2024</b>	<b>2023</b>
	£	£
Gross arrears of rent & service charges	65,548	107,186
<b>Less:</b> Provision for doubtful debts	<u>(65,463)</u>	<u>(52,653)</u>
<i>Net arrears of rent and service charges</i>	85	54,533
Social housing grant receivable	178,718	-
Other receivables	<u>161,154</u>	<u>140,637</u>
	<u><u>339,957</u></u>	<u><u>195,170</u></u>

<b>13 CASH AND CASH EQUIVALENTS</b>	<b>2024</b>	<b>2023</b>
	£	£
Cash at bank and in hand	<u>4,640,646</u>	<u>4,233,769</u>

<b>14. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2024</b>	<b>2023</b>
	£	£
Bank loans	399,939	395,675
Rent received in advance	118,225	108,472
Other taxation and social security	16,166	18,551
Other payables	215,228	217,712
Accruals and deferred income	<u>260,105</u>	<u>269,564</u>
	<u><u>1,009,663</u></u>	<u><u>1,009,974</u></u>

## CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

15. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		
	2024	2023
	£	£
Bank loans	3,222,333	3,641,826

16. DEBT ANALYSIS - BORROWINGS		
	2024	2023
	£	£
<b>Bank Loans</b>		
Amounts due within one year	399,939	395,675
Amounts due in one year or more but less than two years	293,057	398,660
Amounts due in two years or more but less than five years	803,258	987,167
Amounts due in more than five years	2,126,018	2,255,999
	<u>3,622,272</u>	<u>4,037,501</u>

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

<i>Lender</i>	<i>Number of Properties Secured</i>	<i>Effective Interest Rate</i>	<i>Maturity (Year)</i>	<i>Variable or Fixed</i>
RBS	89	4.6%	2036	Variable
RBS	98	1.6%	2036	Fixed
RBS	98	1.1%	2036	Fixed
RBS	49	4.6%	2036	Variable
RBS	110	4.6%	2040	Variable
Scottish Government	-	0.0%	2025	Interest Free

All the Association's bank borrowings are repayable on a monthly basis with the principal being amortised over the term of the loans.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 17. RETIREMENT BENEFIT OBLIGATIONS

### Scottish Housing Association Pension Scheme

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

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

The last valuation of the Scheme was performed as at 30 September 2021 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £1,173m. The valuation revealed a shortfall of assets compared with the value of liabilities of £27m (equivalent to a past service funding level of 98%).

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

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

	2024	2023
	£	£
Fair value of plan assets	2,244,000	2,581,000
Present value of defined benefit obligation	2,538,000	2,699,000
Defined benefit asset / (liability) to be recognised	(294,000)	(118,000)



# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 17. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2024	2023
	£	£
Defined benefit obligation at the start of period	2,699,000	4,125,000
Expenses	4,000	4,000
Interest expense	129,000	109,000
Actuarial losses (gains) due to scheme experience	(166,000)	(31,000)
Actuarial losses (gains) due to changes in demographic assumptions	(19,000)	(71,000)
Actuarial losses (gains) due to changes in financial assumptions	1,000	(1,002,000)
Benefits paid and expenses	(110,000)	(435,000)
Defined benefit obligation at the end of period	<u>2,538,000</u>	<u>2,699,000</u>

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

	2024	2023
	£	£
Fair value of plan assets at start of period	2,581,000	4,076,000
Interest income	124,000	109,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(355,000)	(1,241,000)
Contributions by the employer	4,000	72,000
Benefits paid and expenses	(110,000)	(435,000)
Fair value of plan assets at the end of period	<u>2,244,000</u>	<u>2,581,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2023 to 31 March 2024 was (£231,000).

# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 17. RETIREMENT BENEFIT OBLIGATIONS (continued)

### Scottish Housing Association Pension Scheme (continued.)

#### Defined benefit costs recognised in the statement of comprehensive income

	2024	2023
	£	£
Expenses	4,000	4,000
Net interest expense	5,000	-
	<u>9,000</u>	<u>4,000</u>

#### Defined benefit costs recognised in the other comprehensive income

	2024	2023
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	(355,000)	(1,241,000)
Experience gains and losses arising on plan liabilities - gain /(loss)	166,000	31,000
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	19,000	71,000
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	(1,000)	1,002,000
	<u>(171,000)</u>	<u>(137,000)</u>
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	(171,000)	(137,000)
	<u>(171,000)</u>	<u>(137,000)</u>
Total amount recognised in other comprehensive income - gain (loss)	(171,000)	(137,000)

# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 17. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets	2024	2023	2022
	£	£	£
Absolute Return	101,000	35,000	187,000
Alternative Risk Premia	81,000	15,000	168,000
Corporate Bond Fund	-	3,000	258,000
Credit Relative Value	79,000	98,000	131,000
Distressed Opportunities	83,000	79,000	146,000
Emerging Markets Debt	39,000	20,000	152,000
Global Equity	258,000	68,000	806,000
Infrastructure	215,000	278,000	254,000
Insurance-Linked Securities	14,000	72,000	85,000
Liability Driven Investment	811,000	1,093,000	986,000
Long Lease Property	17,000	87,000	117,000
Net Current Assets	3,000	6,000	13,000
Over 15 Year Gilts	-	-	2,000
Private Equity	2,000	-	-
Private Debt	90,000	115,000	103,000
Property	95,000	108,000	106,000
Risk Sharing	135,000	188,000	133,000
Secured Income	75,000	173,000	218,000
Opportunistic Illiquid Credit	89,000	114,000	135,000
Liquid credit	-	-	26,000
High Yield	-	13,000	40,000
Opportunistic Credit	-	-	14,000
Cash	58,000	11,000	11,000
Currency Hedging	(1,000)	5,000	(15,000)
Total assets	<u>2,244,000</u>	<u>2,581,000</u>	<u>4,076,000</u>

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

### Key Assumptions

	2024	2023	2022
Discount Rate	4.9%	4.9%	2.8%
Inflation (RPI)	3.2%	3.2%	3.6%
Inflation (CPI)	2.8%	2.7%	3.2%
Salary Growth	3.8%	3.7%	4.2%

	75% of maximum allowance	75% of maximum allowance	75% of maximum allowance
Allowance for commutation of pension for cash at retirement	<u>          </u>	<u>          </u>	<u>          </u>

The mortality assumptions adopted at 31 March 2024 imply the following life expectancies:

	Life expectancy at age 65 years (years)
Male retiring in 2024	20.2
Female retiring in 2024	22.7
Male retiring in 2044	21.4
Female retiring in 2044	<u>24.1</u>

# CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 18. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Total £
<b>Capital grants received</b>			
At 1 April 2023	28,157,506	512,804	28,670,310
Additions in the year	236,006	-	236,006
Eliminated on disposal	(109,440)	(2,313)	(111,753)
At 31 March 2024	<u>28,284,072</u>	<u>510,491</u>	<u>28,794,563</u>
<b>Amortisation</b>			
At 1 April 2023	14,037,952	247,878	14,285,830
Amortisation in year	598,044	10,697	608,741
Eliminated on disposal	(91,428)	(1,685)	(93,113)
At 31 March 2024	<u>14,544,568</u>	<u>256,890</u>	<u>14,801,458</u>
<b>Net book value</b>			
At 31 March 2024	<u>13,739,504</u>	<u>253,601</u>	<u>13,993,105</u>
At 31 March 2023	<u>14,119,554</u>	<u>264,926</u>	<u>14,384,480</u>

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

	2024 £	2023 £
Amounts due within one year	608,741	613,877
Amounts due in more than one year	13,384,364	13,770,603
	<u>13,993,105</u>	<u>14,384,480</u>

## 19. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2024 £	2023 £
At 1 April	124	117
Issued in year	7	14
Cancelled in year	(10)	(7)
At 31 March	<u>121</u>	<u>124</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.

## CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024  
NOTES TO THE FINANCIAL STATEMENTS (continued)

### 20. CASH FLOWS

*Reconciliation of net cash flow to movement in net funds*

	£	2024 £	£	2023 £
Increase in cash	406,877		174,406	
Cashflow from change in net debt	415,229		(575,147)	
Movement in net funds in the year		822,106		(400,741)
Net funds at 1 April		196,268		597,009
Net funds at 31 March		<u>1,018,374</u>		<u>196,268</u>

	At 01 April 2023 £	Cashflows £	Other Changes £	At 31 March 2024 £
Cash and cash equivalents	4,233,769	406,877	-	4,640,646
Debt: Due within one year	4,233,769	406,877	-	4,640,646
Due after more than one year	(395,675)	415,229	(419,493)	(399,939)
Net funds	<u>(3,641,826)</u>	<u>-</u>	<u>419,493</u>	<u>(3,222,333)</u>
	196,268	822,106	-	1,018,374

### 21. CAPITAL COMMITMENTS

	2024 £	2023 £
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	-	10,206

The above commitments will be financed by a mixture of public grant, private finance and the Association's own resources.

### 22. COMMITMENTS UNDER OPERATING LEASES

	2024 £	2023 £
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
<b>Other</b>		
Expiring in the next year	2,856	2,856
Expiring later than one year and not later than five years	-	2,856

### 23. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 39 North Vennel, Lanark, ML11 7PT.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in South Lanarkshire.

### 24. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £977 (2023 - £3,951) in the year by way of reimbursement of expenses. No remuneration is paid to members in respect of their duties to the Association.

# CLYDESDALE HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 25. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
General needs	742	742
Shared ownership	8	8
	<u>750</u>	<u>750</u>

### 26. RELATED PARTY TRANSACTIONS

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

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

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

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Rent received from tenants on the Management Committee and their close family members	<u>1,386</u>	<u>6,623</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £0 (2023 - £650).

Members of the Management Committee who are tenants	1	2
Members of the Management Committee who are local councillors	1	1
Members of the Management Committee who are local authority employees	1	-

### 27. CONTINGENT LIABILITY

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of 2025 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.