



Alexander Sloan
Accountants and Business Advisers

Thenue Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2025

Registered Social Landlord No. HAL193

FCA Reference No. 1933R(S)

Scottish Charity No. SC032782

THENUE HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

Contents

	Page
Members of the Board of Management, Executive and Advisers	1
Report of the Board of Management	2 – 6
Report by the Auditors on corporate governance matters	7
Report of the Auditors	8 -11
Statement of comprehensive income	12
Statement of financial position	13
Statement of cash flows	14
Statement of changes in equity	15
Notes to the financial statements	16 - 37

THENUE HOUSING ASSOCIATION LIMITED

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

BOARD OF MANAGEMENT

Pauline Casey
Maureen Dowden

Chairperson
(Resigned 26 September 2024, Co-opted 5
November 2024)

Linda Chelton
Abdifatah Hayde
Robert Kelly
David Keltie-Armstrong
Bryan McMahon
Howard Mole
Ruth Hewitt
Neve Beaton
Julia Cheung-Buchanan

(Resigned 26 September 2024)

(Resigned 23 May 2025)

(Appointed 26 September 2024)
(Appointed 26 September 2024)

EXECUTIVE OFFICERS

Gary Naylor
Alex McGuire
Eleanor Derbyshire
Michael Byrne
Barry Allan

(Resigned 2 May 2025)
(Appointed 2 May 2025)

REGISTERED OFFICE

423 London Road
Glasgow
G40 1AG

EXTERNAL AUDITORS

Alexander Sloan LLP
Accountants and Business Advisers
180 St Vincent Street
Glasgow
G2 5SG

INTERNAL AUDITORS

Wbg
168 Bath Street
Glasgow
G2 4TP

BANKERS

Bank of Scotland
The Mound
Edinburgh
EH1 1YZ

SOLICITORS

TC Young
7 West George Street
Glasgow G2 1BA

THENUE HOUSING ASSOCIATION LIMITED

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

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

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 1933R(S)), the Scottish Housing Regulator as a registered social landlord (No. HAL193) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC032782.

Principal Activities

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

Review of Business and Future Developments

From our inception, the aim at Thenue has always been to work together to create better homes and stronger communities. That means that Thenue is committed to delivering quality and affordable homes with excellent customer service...improving homes, lives and communities. Working with partners and people, the aim is to improve all services and grow deep community roots.

The past year has seen continued challenges despite the decrease in inflation throughout the year, costs continue to have remained at a higher level than previously. Thenue's focus has been to support our tenants through these challenges and help sustain our tenancies and communities.

The organisation has continued to work to adapt to new ways of working, connection and communicating both internally and externally. Investment in our core systems and improved forms of mobile working and technology continues to shape services we deliver. Implementation of our customer online access in the coming year will again enhance the customer experience and provide better access to our services.

The last year has seen the completion and handover of 41 properties at Springfield Road/Connal Street and the commencement of 10 properties at Dalmarnock Road which are due to be completed in 2026.

The accounts show that the Association has generated a surplus of £3.50m compared with a budgeted surplus of £0.91m. This represents an increase of over £2m. The main factors contributing to this surplus against budget are as follows:

1. Lower than anticipated rental and service charge income by £270k.
2. Void losses lower than anticipated by £183k.
3. Lower than budget employee costs by £71k.
4. Overall repair costs are lower than anticipated by £1,068k, reactive & void repairs and cyclical repairs are £41k, £215k and £812k underspent respectively.
5. Lower than anticipated bad debts of £336k.
6. Office & Corporate Overhead costs lower than anticipated by £151k.
7. Lower than anticipated loan interest charges of £240k.
8. Higher than anticipated gain on sale of housing properties of £34k.

The underspend in cyclical and major repairs is as a result of timing of work programmes where the project start dates were later than expected resulting in costs not being fully incurred in the year. These programmes will be implemented and caught up in the coming year.

THENUE HOUSING ASSOCIATION LIMITED

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

Review of Business and Future Developments (Contd.)

The cash flow shows that in addition to the lower than anticipated income, development spend has also increased during the year. This has been offset by cash generated from the increased operating surplus as well as housing association grant received in the year in relation to developments. This has resulted in a decrease in the year end cash position from £6.45m to £6.38m.

The economic environment continues to have a significant impact on the customer and the Association, we have however seen signs of cost stabilisation when tendering for contracts, such as landscape maintenance and environmental & estates works. The association continued to address repair, maintenance and component replacement issues spending £3.14m on Reactive & Void repairs and a further £1.87m on Planned and Cyclical maintenance.

A total of 208 properties were let in the year with 35% being allocated to applicants from the general 'waiting' list, 45% (net of transfers) being offered successfully to homeless families with 90% of new homeless tenancies sustained for more than a year. Void turnaround increased to 25.27 days at the end of March 2025 compared to 21.75 days at the end of March 2024. Whilst Void Rent loss is 0.36% against a target of 1.0%, again a big positive in terms of performance and income into the business.

Staff have worked very hard, in conjunction with our main contractor, in terms of delivering our reactive repair delivery as the cost-of-living crisis added to the difficulties being faced by all. Our triennial Tenant satisfaction survey was carried out by an independent provider in September 2023 with good results across the remit and Tenant satisfaction overall remains high at 93%, considering the ongoing challenges of the sector this is a great achievement.

The Association's planned replacement programme, in particular kitchens & bathrooms works and doors & windows works continued during the year whilst also delivering on our planned work for the year alongside to ensure our properties receive the right level of improvement and investment.

The health and safety of all people associated with Thenue remained paramount throughout the year. Full compliance with gas safety continued as 100% of gas safety inspections were carried out in time for the third year in a row. No staff workplace accidents took place. Staff turnover increased to 31% from 4% in the previous due to over 10% of the staff retiring in the year and temporary appointments ending as the staffing team and structure stabilised towards end of the year.

Of the 220 anti-social complaints referred to the Association, 91% were resolved within locally agreed timescales as several cases were carried forward into 2025/26 due to the timing of the complaint. There have been 56 general service complaints of which 100.0% of Stage 1 and Stage 2 complaints were resolved within target times of either 5 or 20 days, depending on the nature of that complaint. Not one complaint was referred unresolved to the Ombudsman.

The rent increase of 8% for 2024/25 was agreed to ensure that Thenue continued to be in a position to invest in our homes and communities. Our teams have worked really hard to support and engage, providing help and assistance with Universal Credit, payment plans, energy advice, and far more. Financially, 101.4%* of the £17.29m* of rental income was collected, and gross rent arrears sat at £826k at year end, an increase from £697k at the previous year end. Gross rent arrears as a percentage of the annual rent due was 4.89%, an increase from 4.8% in the previous year.

Overall, a surplus of £3.5 million was generated in the year, which amounted to a total comprehensive income of £3.54 million after accounting adjustments for the pension deficit liability.

THENUE HOUSING ASSOCIATION LIMITED

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

Review of Business and Future Developments (Contd.)

Loans with three lenders, (Royal Bank of Scotland, Nationwide Building Society and The Housing Finance Corporation), when combined, totalled some £35.8 million at the end of the year. Consistently throughout the year the association has satisfied all relevant financial covenants.

The Association's Board of Management continue to closely monitor risk, finances, key performance indicators and value for money. The Board is guided by the seven standards of Governance and Financial Management for Registered Social Landlords, supporting the staff team to deliver housing related services to all the association's customers. Following the approval of our overarching Organisational strategy in February 2023, further strategies have been developed and approved during the year including our Flexible Working policy, an annual update to our Sustainability Strategy, and our People & Wellbeing Strategy. Thenue are continuing to review and improve how we successfully meet the needs of our customers, with their voice at the heart of our decision making.

Board of Management and Executive Officers

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

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

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

Statement of Board of Management's Responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires the Board of Management 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 Board of Management 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 Board of Management 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.

THENUE HOUSING ASSOCIATION LIMITED

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

Going Concern

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

Statement on Internal Financial Control

The Board of Management 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 Board of Management'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 Board of Management to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board of Management;
- the Board of Management 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 Board of Management has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2025. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

THENUE HOUSING ASSOCIATION LIMITED

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

Disclosure of Information to the Auditor

The members of the Board of Management 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, Accountants and Business Advisers, will be proposed at the Annual General Meeting.

By order of the Board of Management

Alex McGuire
Secretary
DATE

THENUE HOUSING ASSOCIATION LIMITED

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

In addition to our audit of the financial statements, we have reviewed your statement on page 5 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 5 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

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

ALEXANDER SLOAN LLP
Accountants and Business Advisers
Statutory Auditors
GLASGOW



THENUE HOUSING ASSOCIATION LIMITED

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

Opinion

We have audited the financial statements of Thenue Housing Association Limited (the 'Association') for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2025 and of the 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 2019.

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 Board of Management use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other Information

The Board of Management 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.

THENUE HOUSING ASSOCIATION LIMITED

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

Other Information (Contd.)

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Board of Management

As explained more fully in the statement of Board of Management's responsibilities as set out on page 4, the Board of Management 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 Board of Management 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 Board of Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Management 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:

THENUE HOUSING ASSOCIATION LIMITED

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we gained an understanding of the legal and regulatory framework applicable to the Association through discussions with the Board of Management and other 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. HMRC and the Association's legal advisors.

THENUE HOUSING ASSOCIATION LIMITED

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

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

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

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

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

Use of our Report

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

ALEXANDER SLOAN LLP
Accountants and Business Advisers
Statutory Auditors
GLASGOW



THENUE HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2025

	Notes	£	2025 £	£	2024 £
Revenue	2		21,706,176		20,118,815
Operating costs	2		15,998,009		15,580,175
OPERATING SURPLUS			5,708,167		4,538,640
Gain on sale of housing stock	7	29,955		357,970	
Release of negative goodwill	14	28,276		27,147	
Interest receivable and other income		10,615		10,770	
Interest payable and similar charges	8	(2,193,337)		(2,291,313)	
Other Finance income/(charges)	11	(89,000)		(35,000)	
			(2,213,491)		(1,930,426)
SURPLUS FOR THE YEAR	9		3,494,676		2,608,214
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	20		44,000		(1,144,000)
TOTAL COMPREHENSIVE INCOME			3,538,676		1,464,214

The results relate wholly to continuing activities.

The notes on pages 16 to 37 form an integral part of these financial statements.

THENUE HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025

	Notes	£	2025 £	£	2024 £
NON-CURRENT ASSETS					
Housing properties - depreciated cost	12		168,516,240		165,998,246
Other tangible assets	12		3,894,366		4,033,330
Investments	13		100		100
			<u>172,410,706</u>		<u>170,031,676</u>
Negative goodwill	14		(514,276)		(542,552)
CURRENT ASSETS					
Receivables	15	1,656,971		2,497,237	
Cash and cash equivalents	16	6,384,271		6,455,062	
			<u>8,041,242</u>	<u>8,952,299</u>	
CREDITORS: Amounts falling due within one year	17	(5,851,364)		(15,916,042)	
NET CURRENT ASSETS / (LIABILITIES)			<u>2,189,878</u>		<u>(6,963,743)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			174,086,308		162,525,381
CREDITORS: Amounts falling due after more than one year	18		(33,367,741)		(25,808,068)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES					
Scottish housing association pension scheme	20	(1,835,000)		(1,869,000)	
Other Provision	28	(266,346)		(256,466)	
			<u>(2,101,346)</u>		<u>(2,125,466)</u>
DEFERRED INCOME					
Social housing grants	21	(97,365,690)		(96,784,154)	
Other grants	21	(2,640,941)		(2,735,781)	
			<u>(100,006,631)</u>		<u>(99,519,935)</u>
NET ASSETS			<u>38,610,590</u>		<u>35,071,912</u>
EQUITY					
Share capital	22		82		80
Revenue reserves			40,445,508		36,940,832
Pension reserves	20		(1,835,000)		(1,869,000)
			<u>38,610,590</u>		<u>35,071,912</u>

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

Committee Member

Committee Member

Secretary

The notes on pages 16 to 37 form an integral part of these financial statements.

THENUE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025

	Notes	£	2025 £	£	2024 £
Surplus for the Year			3,494,676		2,608,214
<i>Adjustments for non-cash items:</i>					
Depreciation of tangible fixed assets	12	5,492,923		5,740,655	
Amortisation of capital grants	21	(2,857,093)		(3,029,485)	
Increase/decrease in provisions		9,880		(24,336)	
Gain on disposal of tangible fixed assets		(18,553)		-	
Release of negative goodwill	14	(28,276)		(27,147)	
Non-cash adjustments to pension provisions		10,000		(20,000)	
Share capital written off	22	(9)		(2)	
			2,608,872		2,639,685
Interest receivable			(10,615)		(10,770)
Interest payable	8		2,193,337		2,291,313
Operating cash flows before movements in working capital			8,286,270		7,528,442
Change in debtors		234,593		(392,048)	
Change in creditors		(1,400,055)		844,032	
			(1,165,462)		451,984
Net cash inflow from operating activities			7,120,808		7,980,426
Investing Activities					
Acquisition and construction of properties		(7,889,650)		(7,690,329)	
Purchase of other fixed assets		-		(2,754)	
Social housing grant received		3,958,196		3,181,564	
Social housing grant repaid		(7,067)		(284,648)	
Other grants repaid		(1,667)		(4,268)	
Proceeds on disposal of housing properties		36,250		425,610	
Net cash outflow from investing activities			(3,903,938)		(4,374,825)
Financing Activities					
Loan Advances Received		-		3,000,000	
Interest received on cash and cash equivalents		10,615		10,770	
Interest paid on loans		(2,193,337)		(2,291,313)	
Loan principal repayments		(1,104,950)		(3,622,345)	
Share capital issued	22	11		6	
Net cash outflow from financing activities			(3,287,661)		(2,902,882)
(decrease)/increase in cash	23		(70,791)		702,719
Opening cash & cash equivalents			6,455,062		5,752,343
Closing cash & cash equivalents			6,384,271		6,455,062
Cash and cash equivalents as at 31 March					
Cash	23		6,384,271		6,455,062
			6,384,271		6,455,062

The notes on pages 16 to 37 form an integral part of these financial statements.

THENUE HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2025

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2023	76	(745,000)	34,352,618	33,607,694
Issue of Shares	6	-	-	6
Cancellation of Shares	(2)	-	-	(2)
Other comprehensive income	-	(1,144,000)	-	(1,144,000)
Other movements	-	20,000	(20,000)	-
Surplus for the year	-	-	2,608,214	2,608,214
Balance as at 31 March 2024	80	(1,869,000)	36,940,832	35,071,912
Balance as at 1 April 2024	80	(1,869,000)	36,940,832	35,071,912
Issue of Shares	11	-	-	11
Cancellation of Shares	(9)	-	-	(9)
Other comprehensive income	-	44,000	-	44,000
Other movements	-	(10,000)	10,000	-
Surplus for the year	-	-	3,494,676	3,494,676
Balance as at 31 March 2025	82	(1,835,000)	40,445,508	38,610,590

The notes on pages 16 to 37 form an integral part of these financial statements.

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

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

Revenue

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

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

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

Retirement Benefits

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

The Association also participates in the Scottish Housing Associations Defined Contribution scheme. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

Going Concern

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

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Housing Properties

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

<i>Component</i>	<i>Useful Economic Life</i>
Bathrooms	Over 25 years
Boilers	Over 18 years
Cladding	Over 20 years
Doors	Over 30 years
Heating System	Over 35 years
Kitchens	Over 20 years
Structure	Over 50 years
Windows	Over 25 years
Wiring	Over 40 years

During the prior year the Association reviewed the life of its components. Following the review a number of components lives were updated: Bathrooms to 25 years (previously 30 years), Boilers to 18 years (previously 15 years), Heating System to 35 years (previously 30 years), Windows to 25 years (previously 30 years), and Wiring to 40 years (previously 30 years). This has resulted in an increase to the depreciation charge of £294,954 in the prior year and also an additional amortization to deferred grants of £203,730.

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>
Commercial Premises	Over 30-50 years
Furniture and Fittings	Over 5 years
Computer & Office Equipment	Over 5 years
Office Premises, Community & Learning Centres:	
Bathrooms	Over 30 years
Boilers	Over 15 years
Cladding	Over 20 years
Doors	Over 30 years
Heating System	Over 30 years
Kitchens	Over 20 years
Structure	Over 50 years
Windows	Over 30 years
Wiring	Over 30 years

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.

THENUE HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

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

Leases

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

Works to Existing Properties

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

Capitalisation Of Development Overheads

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

Borrowing Costs

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

Property Development Cost

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

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

Negative Goodwill

Negative goodwill created through acquisition is written off to the Statement of Comprehensive Income as the non-cash assets acquired are depreciated or sold.

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 VAT registered but the substantial proportion of its income is exempt for VAT purposes. As a result most of the VAT paid is not recovered and therefore expenditure is shown inclusive of VAT.

THENUE HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Provisions

In accordance with Financial Reporting Standard 102 provision is made for the following items in the accounts: The Association receives service charge income from supported accommodation tenants in relation to the costs of furniture and flooring replacement. The balance of unspent service charge income relating to furniture and flooring is included as a liability where amounts are repayable or contributions reduced.

Basis of Consolidation

The financial statements for Thenue Housing Association Limited present information about it as an individual undertaking and not about the group.

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.

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.

ceased to apply. Reversals of impairment losses are recognised in the Statement of Comprehensive Income.

THENUE HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Key Judgements and estimates made in the application of Accounting Policies

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

Key Judgements

a) Categorisation of Housing Properties

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

b) Identification of cash generating units

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

c) Financial instrument break clauses

The Board of Management 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.

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. The contingent liability note to the accounts contains more information on uncertainty relating to pension benefits. Further details of estimates in defined benefit obligations is included in Note 20.

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

		2024			2023		
	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	20,882,646	15,501,880	5,380,766	19,590,635	14,956,578	4,634,057
Other Activities	4	823,530	496,129	327,401	528,180	623,597	(95,417)
Total		21,706,176	15,998,009	5,708,167	20,118,815	15,580,175	4,538,640

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

	General Needs Housing £	Supported Housing £	Shared Ownership £	2025 Total £	2024 Total £
Revenue from Lettings					
Rent receivable net of service charges	16,772,227	727,947	96,924	17,597,098	16,188,246
Service charges receivable	450,378	118,544	-	568,922	513,100
Gross income from rent and service charges	17,222,605	846,491	96,924	18,166,020	16,701,346
Less: Rent losses from voids	75,207	64,351	909	140,467	140,195
Income from rents and service charges	17,147,398	782,140	96,015	18,025,553	16,561,151
Grants released from deferred income	2,702,384	148,940	5,769	2,857,093	3,029,484
Total turnover from affordable letting activities	19,849,782	931,080	101,784	20,882,646	19,590,635
Expenditure on affordable letting activities					
Management and maintenance administration costs	4,200,559	278,864	69,968	4,549,391	4,234,642
Service costs	439,256	110,994	4,073	554,323	490,498
Planned and cyclical maintenance, including major repairs	1,586,307	284,244	-	1,870,551	1,655,657
Reactive maintenance costs	2,995,505	147,748	-	3,143,253	2,846,873
Bad Debts - rents and service charges	29,732	671	-	30,403	67,781
Depreciation of affordable let properties	5,140,846	195,733	17,380	5,353,959	5,661,127
Impairment of affordable letting activities	-	-	-	-	-
Operating costs of affordable letting activities	14,392,205	1,018,254	91,421	15,501,880	14,956,578
Operating surplus on affordable letting activities	5,457,577	(87,174)	10,363	5,380,766	4,634,057
2024	4,705,408	(90,508)	19,158		

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Grants from Scottish Ministers	Other revenue grants	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2025	Operating surplus / (deficit) 2024
	£	£	£	£	£	£	£	£
Wider role activities	-	166,506	-	166,506	-	166,615	(109)	(9,151)
Factoring	-	-	323,989	323,989	16,946	183,654	123,389	(21,523)
Other activities	-	-	333,035	333,035	-	107,319	225,716	(40,221)
Development Administration	-	-	-	-	-	21,595	(21,595)	(24,522)
Total From Other Activities	-	166,506	657,024	823,530	16,946	479,183	327,401	(95,417)
2024	-	135,808	392,372	528,180	-	623,597	(95,417)	

THENUE HOUSING ASSOCIATION LIMITED

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

5. OFFICERS' EMOLUMENTS

	2025 £	2024 £
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board of Management, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	307,229	233,167
Pension contributions made on behalf of Officers with emoluments greater than £60,000	31,250	23,150
Emoluments payable to the Chief Executive Chief Executive (excluding pension contributions)	96,289	89,321
Pension contributions paid on behalf of the Chief Executive Chief Executive	9,629	8,932
Total emoluments payable to the Chief ExecutiveChief Executive	105,918	98,253
Total emoluments paid to key management personnel (including social security costs)	367,905	347,877

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

	Number	Number
£60,001 to £70,000	1	-
£70,001 to £80,000	-	1
£80,001 to £90,000	2	1
£90,001 to £100,000	-	1
£100,001 to £110,000	1	-

6. EMPLOYEE INFORMATION

	2025 No.	2024 No.
Average monthly number of full time equivalent persons employed during the year	66	69
Average total number of employees employed during the year	72	74
Staff costs were:	£	£
Wages and salaries	3,005,759	2,820,160
Social Security costs	304,058	275,627
Pension costs	238,891	222,231
	3,548,708	3,318,018

THENUE HOUSING ASSOCIATION LIMITED

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

7. GAIN ON SALE OF HOUSING STOCK

	2025 £	2024 £
Sales proceeds	36,250	432,625
Cost of sales	<u>6,295</u>	<u>74,655</u>
Gain on sale of housing stock	<u>29,955</u>	<u>357,970</u>

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2025 £	2024 £
On bank loans and overdrafts	<u>2,193,337</u>	<u>2,291,313</u>

9. SURPLUS FOR THE YEAR

	2025 £	2024 £
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	5,492,923	5,740,655
Auditors' remuneration - audit services	17,976	14,114
Operating lease rentals - land & buildings	12,313	12,313
Operating lease rentals - other	<u>10,051</u>	<u>10,051</u>

10. CORPORATION TAX

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

11. OTHER FINANCE INCOME / (CHARGES)

	2025 £	2024
Net interest on pension obligations	(89,000)	(35,000)
	<u>(89,000)</u>	<u>(35,000)</u>

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2024	226,074,641	5,709,904	907,422	232,691,967
Additions	2,051,593	5,838,057	-	7,889,650
Disposals	(41,681)	-	(19,742)	(61,423)
Transfers	9,259,609	(9,259,609)	-	-
At 31 March 2025	237,344,162	2,288,352	887,680	240,520,194
DEPRECIATION				
At 1 April 2024	66,025,615	289,000	379,106	66,693,721
Charge for Year	5,353,959	-	-	5,353,959
Disposals	(36,211)	-	(7,515)	(43,726)
At 31 March 2025	71,343,363	289,000	371,591	72,003,954
NET BOOK VALUE				
At 31 March 2025	166,000,799	1,999,352	516,089	168,516,240
At 31 March 2024	160,049,026	5,420,904	528,316	165,998,246

	2025		2024	
Expenditure on Existing Properties	Component replacement £	Improvement £	Component replacement £	Improvement £
Amounts capitalised	1,984,496	67,097	2,506,834	127,884
Amounts charged to the statement of comprehensive income	5,013,804		4,502,530	-

All land and housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £150,097 (2024-£163,486)

The Association's lenders have standard securities over housing property with a carry value of £50,514,665 (2024 - £52,491,021)

THENUE HOUSING ASSOCIATION LIMITED

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

12. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises	Furniture & Equipment	Commercial Property	Community & Learning Centres	Total
	£	£	£	£	£
COST					
At 1 April 2024	3,205,162	350,835	399,397	1,585,295	5,540,689
Additions	-	-	-	-	-
At 31 March 2025	3,205,162	350,835	399,397	1,585,295	5,540,689
DEPRECIATION					
At 1 April 2024	822,053	274,717	107,605	302,984	1,507,359
Charge for year	68,614	27,297	9,131	33,922	138,964
At 31 March 2025	890,667	302,014	116,736	336,906	1,646,323
NET BOOK VALUE					
At 31 March 2025	2,314,495	48,821	282,661	1,248,389	3,894,366
At 31 March 2024	2,383,109	76,118	291,792	1,282,311	4,033,330

13. FIXED ASSET INVESTMENTS

	2025	2024
	£	£
Subsidiary undertakings	100	100
	<u>100</u>	<u>100</u>

Subsidiary Undertakings

Thenue Housing Association Limited has the following wholly owned subsidiary undertakings. The registered office of the subsidiaries is 423 London Road, Glasgow, G40 1AG.

	2025	Profit / (Loss)	2024	Profit / (Loss)
	Reserves	£	Reserves	£
Thenue Communities	271,823	(9,891)	281,714	3,412
Thenue Housing Services Limited	50,158	(1,140)	51,298	(576)
Thenue Trust	3,980	(816)	4,796	(852)

14. NEGATIVE GOODWILL

	2025	2024
	£	£
At 1 April 2024	542,552	569,699
Released during the year to the statement of comprehensive income	(28,276)	(27,147)
At 31 March 2025	<u>514,276</u>	<u>542,552</u>

THENUE HOUSING ASSOCIATION LIMITED

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

15. RECEIVABLES

	2025 £	2024 £
Gross arrears of rent and service charges	821,317	697,721
Less: Provision for doubtful debts	(374,942)	(366,731)
<i>Net arrears of rent and service charges</i>	446,375	330,990
Social housing grant receivable	567,479	1,173,152
Other receivables	634,741	985,942
Amounts due from group undertakings	8,376	7,153
	<u>1,656,971</u>	<u>2,497,237</u>

16. CASH AND CASH EQUIVALENTS

	2025 £	2024 £
Cash at bank and in hand	6,384,271	6,455,062
	<u>6,384,271</u>	<u>6,455,062</u>

17. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Bank loans	2,424,116	11,089,065
Trade payables	434,215	2,879,636
Rent received in advance	1,160,920	1,050,197
Social housing grant in advance	577,306	577,306
Other taxation and social security	128,034	9,910
Liability for past service contributions	476	476
Other payables	20,345	119,697
Accruals and deferred income	1,105,952	189,755
	<u>5,851,364</u>	<u>15,916,042</u>

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	2025	2024
	£	£
Bank loans	33,367,741	25,807,742
Liability for past service contributions	-	326
	<u>33,367,741</u>	<u>25,808,068</u>

19. DEBT ANALYSIS - BORROWINGS

	2025	2024
	£	£
Bank Loans		
Amounts due within one year	2,424,116	11,089,065
Amounts due in one year or more but less than two years	2,984,770	2,292,693
Amounts due in two years or more but less than five years	10,152,113	7,365,773
Amounts due in more than five years	20,230,858	16,149,276
	<u>35,791,857</u>	<u>36,896,807</u>

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

Lender	Number of Properties Secured	Interest Rate	Maturity (Year)	Variable or Fixed
Nationwide	15	1.5%	2029	Fixed
Nationwide	17	1.6%	2031	Fixed
Nationwide	16	1.6%	2033	Fixed
Nationwide	32	1.5%	2035	Fixed
Nationwide	7	1.6%	2030	Fixed
Nationwide	11	1.5%	2028	Fixed
Nationwide	34	1.5%	2029	Fixed
Nationwide	51	1.7%	2034	Fixed
Nationwide	44	1.6%	2031	Fixed
Nationwide	18	1.6%	2031	Fixed
Royal Bank of Scotland	63	5.7%	2035	Variable
Royal Bank of Scotland	51	5.7%	2037	Variable
Royal Bank of Scotland	220	6.5%	2035	Fixed
Royal Bank of Scotland	110	5.9%	2035	Fixed
Royal Bank of Scotland	223	1.7%	2035	Variable
Royal Bank of Scotland	216	5.8%	2035	Fixed
Royal Bank of Scotland	196	1.4%	2025	Variable
THFC	153	2.1%	2031	Fixed

All the Association's bank borrowings are repayable on a monthly or quarterly basis with the principal either being amortised over the term of the loans or repaid at the end of the loan.

THENUE HOUSING ASSOCIATION LIMITED

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

20. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

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

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

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

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

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

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

	2025	2024	2023
	£	£	£
Fair value of plan assets	12,666,000	13,540,000	14,285,000
Present value of defined benefit obligation	14,501,000	15,409,000	15,030,000
Defined benefit asset / (liability) to be recognised	(1,835,000)	(1,869,000)	(745,000)

THENUE HOUSING ASSOCIATION LIMITED

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

20. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2025	2024
	£	£
Defined benefit obligation at the start of period	15,409,000	15,030,000
Current service cost	72,000	93,000
Expenses	22,000	20,000
Interest expense	740,000	721,000
Contributions by plan participants	75,000	77,000
Actuarial losses (gains) due to scheme experience	470,000	333,000
Actuarial losses (gains) due to changes in demographic assumptions	-	(93,000)
Actuarial losses (gains) due to changes in financial assumptions	(1,600,000)	(3,000)
Benefits paid and expenses	(687,000)	(769,000)
Defined benefit obligation at the end of period	14,501,000	15,409,000

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

	2025	2024
	£	£
Fair value of plan assets at start of period	13,540,000	14,285,000
Interest income	651,000	686,000
Experience on plan assets (excluding amounts included in interest income)		
- gain (loss)	(1,086,000)	(907,000)
Contributions by the employer	173,000	168,000
Contributions by plan participants	75,000	77,000
Benefits paid and expenses	(687,000)	(769,000)
Fair value of plan assets at the end of period	12,666,000	13,540,000

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2025 was (£435,000)

THENUE HOUSING ASSOCIATION LIMITED

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

20. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2025	2024
	£	£
Current service cost	72,000	93,000
Expenses	22,000	20,000
Net interest expense	89,000	35,000
	<u> </u>	<u> </u>
Defined benefit costs recognised in statement of comprehensive income	183,000	148,000
	<u> </u>	<u> </u>

Defined benefit costs recognised in the other comprehensive income

	2025	2024
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	(1,086,000)	(907,000)
Experience gains and losses arising on plan liabilities - gain /(loss)	(470,000)	(333,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	-	93,000
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	1,600,000	3,000
	<u> </u>	<u> </u>
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	44,000	(1,144,000)
	<u> </u>	<u> </u>
Total amount recognised in other comprehensive income - gain/ (loss)	44,000	(1,144,000)
	<u> </u>	<u> </u>

THENUE HOUSING ASSOCIATION LIMITED

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

20. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets	2025	2024	2023
	£	£	£
Absolute Return	-	608,000	195,000
Alternative Risk Premia	-	487,000	82,000
Cash	68,000	351,000	60,000
Corporate Bond Fund	-	-	19,000
Credit	539,000	-	-
Credit Relative Value	-	477,000	545,000
Currency Hedging	21,000	(6,000)	27,000
Distressed Opportunities	-	498,000	439,000
Emerging Markets Debt	-	237,000	110,000
Global Equity	1,467,000	1,557,000	377,000
High Yield	-	2,000	72,000
Infrastructure	3,000	1,297,000	1,539,000
Insurance-Linked Securities	48,000	84,000	398,000
Investment Grade Credit	579,000	-	-
Liability Driven Investment	3,566,000	4,897,000	6,049,000
Liquid Alternatives	2,332,000	-	-
Liquid Credit	-	-	1,000
Long Lease Property	4,000	101,000	479,000
Net Current Assets	17,000	17,000	32,000
Opportunistic Illiquid Credit	-	539,000	631,000
Opportunistic Credit	-	-	1,000
Over 15 Year Gilts	-	-	-
Private Credit	1,579,000	-	-
Private Debt	-	545,000	638,000
Private Equity	11,000	11,000	-
Property	627,000	573,000	595,000
Real Assets	1,512,000	-	-
Risk Sharing	-	813,000	1,041,000
Secured Income	293,000	452,000	955,000
Total assets	12,666,000	13,540,000	14,285,000

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

Key Assumptions

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

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

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

THENUE HOUSING ASSOCIATION LIMITED

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

21. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Non Housing Grants £	Total £
Capital grants received				
At 1 April 2024	133,879,735	2,811,094	1,592,017	138,282,846
Additions in the year	3,352,523	-	-	3,352,523
Eliminated on disposal	(18,095)	(1,667)	-	(19,762)
At 31 March 2025	<u>137,214,163</u>	<u>2,809,427</u>	<u>1,592,017</u>	<u>141,615,607</u>
Amortisation				
At 1 April 2024	37,095,581	1,327,861	339,469	38,762,911
Amortisation in year	2,762,253	61,696	33,144	2,857,093
Eliminated on disposal	(9,361)	(1,667)	-	(11,028)
At 31 March 2025	<u>39,848,473</u>	<u>1,387,890</u>	<u>372,613</u>	<u>41,608,976</u>
Net book value				
At 31 March 2025	<u>97,365,690</u>	<u>1,421,537</u>	<u>1,219,404</u>	<u>100,006,631</u>
At 31 March 2024	<u>96,784,154</u>	<u>1,483,233</u>	<u>1,252,548</u>	<u>99,519,935</u>

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

	2025 £	2024 £
Amounts due within one year	2,857,093	3,029,485
Amounts due in more than one year	97,149,538	96,490,450
	<u>100,006,631</u>	<u>99,519,935</u>

22. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2025 £	2024 £
At 1 April	80	76
Issued in year	11	6
Cancelled in year	(9)	(2)
At 31 March	<u>82</u>	<u>80</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.

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

NOTES TO THE FINANCIAL STATEMENTS (continued)

23. CASH FLOWS

Reconciliation of net cash flow to movement in net debt

	2025	2024
	£	£
(Decrease) / increase in cash	(70,791)	702,719
Cashflow from change in net debt	1,104,950	622,345
Movement in net debt during the year	1,034,159	1,325,064
Net debt at 1 April	(30,441,745)	(31,766,809)
Net debt at 31 March	(29,407,586)	(30,441,745)

	At 01 April 2024	Cashflows	Other Changes	At 31 March 2025
	£	£	£	£
Cash and cash equivalents	6,455,062	(70,791)	-	6,384,271
	6,455,062	(70,791)	-	6,384,271
Debt: Due within one year	(11,089,065)	1,104,950	7,559,999	(2,424,116)
Due after more than one year	(25,807,742)	-	(7,559,999)	(33,367,741)
Net debt	(30,441,745)	1,034,159	-	(29,407,586)

24. CAPITAL COMMITMENTS

	2025	2024
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	1,690,646	6,800,174

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

25. COMMITMENTS UNDER OPERATING LEASES

	2025	2024
	£	£
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
Land and Buildings		
Expiring in the next year	12,313	12,313
Expiring later than one year and not later than five years	2,052	14,366
Other		
Expiring in the next year	10,051	10,051
Expiring later than one year and not later than five years	3,718	13,769

THENUE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

NOTES TO THE FINANCIAL STATEMENTS (continued)

26. 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 423 London Road, Glasgow , G40 1AG, .

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

27. BOARD OF MANAGEMENT MEMBER EMOLUMENTS

Board of Management members received £468 (2024 - £611) in the year by way of reimbursement of expenses. No remuneration is paid to Board of Management members in respect of their duties to the Association.

28. PROVISIONS FOR LIABILITIES AND CHARGES

	2025 £	2024 £
Furniture and Flooring Replacement		
At 1 April	256,466	280,802
Increase / (decrease) in provision	9,880	(24,336)
At 31 March	<u>266,346</u>	<u>256,466</u>

29. HOUSING STOCK

	2025 No.	2024 No.
The number of units of accommodation in management at the year end was:-		
General needs	3,125	3,083
Supported housing	101	101
Shared ownership	45	45
	<u>3,271</u>	<u>3,229</u>

Supported housing units comprise 14 self contained flats (2024: 14 self contained flats) plus 87 bedspaces (2024: 87 bedspaces) within 18 non self contained properties (2024: 18 non self contained properties). Bedspaces within non self contained properties are counted as units.

THENUE HOUSING ASSOCIATION LIMITED

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

30. RELATED PARTY TRANSACTIONS

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

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

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

	2025	2024
	£	£
Rent received from tenants on the Board of Management and their close family members	10,191	12,031

At the year end total rent arrears owed by the tenant members on the Board of Management (and their close family) were £223 (2024 - £197).

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

Thenue Housing Services

A number of Staff or members of the Board of Management of Thenue Housing Association are Directors of Thenue Housing Services. At 31 March 2025, Thenue Housing Services owed £Nil (2024 - £Nil) to the Association.

Thenue Communities

A number of Staff or members of the Board of Management of Thenue Housing Association are Directors of Thenue Communities. The Association administered the funds of the charity. In the period to 31 March 2025 income of £184,966 (2024: £200,223) was received and expenditure incurred was £194,857 (2024: £196,811) on behalf of Thenue Communities. During the year, the centres were leased out to the Association at the standard rental rates. The rental expenditure paid in the year amounted to £26,423 (2024 - £33,403). At the year end, £390 (2024: £2,021) was due from the Association to Thenue Communities, and £8,376 (2024: £9,174) was due to the Association. The amounts are interest free and repayable on demand.

Thenue Trust

All the Trustees of Thenue Trust are Directors of Thenue Housing Association Limited. Thenue Housing Association Limited administered the funds of the charity. In the year to 31 March 2025 income of £Nil was received (2024: £nil) and expenditure incurred was £816 (2024: £852) on behalf of Thenue Trust.

THENUE HOUSING ASSOCIATION LIMITED

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

31 CONTINGENT LIABILITY

We were notified in 2021 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 is seeking clarification from the Court on these items and this process is ongoing with it unlikely to be resolved before the end of 2025 at the earliest. It is estimated that this could potentially increase the value of the full scheme liabilities by £27m. We note that this estimate has been calculated at 30 September 2022 on the Scheme's Technical Provisions basis. Until the Court direction is received, it is unknown whether the full (or any) increase in liabilities will apply and therefore, in line with the prior year, no adjustment has been made in these financial statements in respect of this.