MARYHILL HOUSING ASSOCIATION LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

The Scottish Housing Regulator No HCB159
Financial Conduct Authority No 1904R(S)
Scottish Charity Number SC032468

MARYHILL HOUSING ASSOCIATION LIMITED

BOARD, EXECUTIVES AND ADVISERS

Board	
Paul Hillard	Appointed Chair 22 September 2025
Lindsay Forrest	Chair until 22 September 2025; Resigned 22 September 2025
Derek Ferguson	Vice Chair
Jenny Crowe	
Valerie Wilson	
William McNeilly	
Sonia Jordan	
Ash Sheikh	
Aisha Kabir	
Margaret Mack	
Eli Harji	Appointed to Board 18 December 2025
Heather Duff	Appointed to Board 18 December 2025
Lyndsey Strang	Resigned 18 December 2025
Co-optees	
Uduak Affiah	Appointed 18 December 2025
Shona Thomson	Appointed 18 December 2025
Registered Office	
45 Garrioch Road	
Maryhill	
Glasgow	
G20 8RG	
Executive Officers	
Rebecca Wilson	Company Secretary, Chief Executive
Jennifer Simon	Director of Operations
Steve Bruce	Director of Resources
Claire Monk	Director of Development and Investment (from 8 June 2026)

External auditor	**Internal auditor**
Azets Audit Services	BDO
Titanium 1	2 Atlantic Square
King's Inch Place	31 York Street
Renfrew	Glasgow
PA4 8WF	G2 8NJ

Bankers	
Royal Bank of Scotland	
4th Floor 110 Queen Street	
Glasgow	
G1 3BX	
Solicitors	
T C Young	Thorntons Law LLP
7 West George Street	3rd Floor Citypoint
Glasgow	65 Haymarket Terrace
G2 1BA	Edinburgh
	EH12 5HD
Registration numbers	
The Scottish Housing Regulator	HCB159
Financial Conduct Authority	1904R(S)
Registered Scottish Charity	SC032468

MARYHILL HOUSING ASSOCIATION LIMITED

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REPORT OF THE BOARD (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2026

The Board presents their report and the audited financial statements for the year ended 31 March 2026.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 (No.1904R(S)). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SC032468.

Principal Activity

The principal activity of the Association is the provision and management of social housing for rent and the maintenance, development, and regeneration of its community base of North West Glasgow.

Review of Business and Future Developments

Corporate Governance

Maryhill Housing Association Limited is governed by a voluntary Board which is elected by its members. Its responsibility is to agree the long-term strategy, business plan and overall direction of the Association. The Board is supported by the Chief Executive, Directors, and specialist staff. The Association reviews its Governance Effectiveness Plan annually. The Board elected its current Chair in September 2025. Actions in the 2025/26 Governance Effectiveness Plan included recruitment and induction of new Board Members, and training ranging from fraud to strategic planning.

The Board is accountable to the members of the Association. The Board serves in a voluntary capacity, and we recognise that this puts more onus on us to set and achieve high standards of professionalism. Board appraisals are carried out annually, supported by an external consultant, and we have a programme of training to assist with Board members' development.

During 2025/26 we successfully recruited and inducted four new Board members who are representative of our communities (two tenants and two independent members). We are committed to providing customers with opportunities to influence the organisation's future, and during 2025/26 our relaunched tenant scrutiny panel, with support from TIS, have undertaken their first major scrutiny project, which reported to the June 2026 Board meeting. We have continued to work with our Registered Tenants Organisations (RTOs), established regular meetings for a new North Maryhill customer group, and have launched our quarterly Owners Forum.

The Association's Board conforms to a clear Code of Conduct to ensure the highest standards of governance are maintained and any potential breaches of our Code of Conduct are treated seriously and managed in line with the process set out in the Code of Conduct.

The rules of the Association require the Board to have a customer majority. The current Board composition is 7 customers and 6 non-customers.

Looking to the year ahead, in June 2026 we implemented rolling, annual tenant satisfaction surveys to ensure we are receiving regular feedback on satisfaction across our range of services, helping the Association to target improvement actions. In July 2026 we launched an exciting new project, Creating Thriving Communities, which will help us better hear customers views and through this improve the range of opportunities we offer for community involvement.

Strategic Planning

The Board approved the new Corporate Business Plan 2025 to 2030 in March 2025, with an annual update for 2026/27 approved at the March 2026 Board meeting. This five year plan sets out a clear statement of the Association's purpose, vision for the future, mission, strategic priorities, and organisational values. The Corporate Business Plan 2025 to 2030 pulls together strategic and service priorities, risks, and financial capacity into a single document, setting out the Association's ambitions and goals for the five year period. A Delivery Plan is set each year detailing tangible projects to be delivered that take forward the strategic objectives.

The Association's purpose is: **Making a positive difference for our customers and communities.**

Our vision is: **Great homes and thriving communities.**

Our mission is: **By listening to our customers and working together, we deliver great homes and services in thriving, inclusive communities.**

Our values are to:

- **Think customer first**
- **See it through**
- **Value people's differences**
- **Listen and improve**

Our long-term strategic objectives are:

- **Improving customer experience**
- **Providing better services**
- **Enabling thriving communities**
- **Providing better places**
- **Maintaining a sustainable business**

Our Delivery Plan projects for 2025/26 were to:

- **Reconnect with our communities**
- **Embed Achieving Excellence**
- **Improve performance**
- **Implement a new integrated housing management system**

Our Delivery Plan projects for 2026/27 are:

- **Connect with our communities**
- **Skilled and effective workforce**
- **Improve performance**
- **IT for the future**

Strategic Alliance

In March 2025, the Boards of Maryhill Housing Association and neighbouring Queens Cross Housing Association, took the decision to form a strategic alliance called North West Partners, which will see the two independent organisations continuing to develop joint working to the benefit of customers and staff. Through the partnership both organisations have benefitted from joint training, joint staff roles and various joint projects including a joint online choice based lettings allocations system, Find My Home, and joint working to develop Net Zero options for our homes.

Achievements and Performance during 2025/26

Summary

2025/26 was the first year of the 2025 to 2030 Corporate Plan and saw improvements in performance and delivery of key projects. Significant achievements in 2025/26 included:

- Recruitment and induction of four new Board Members.
- Review and implementation of improvements to our annual assurance approach and governance arrangements.
- Delivery of the first year of our North West Partners strategic partnership with Queens Cross Housing Association.
- Commencing the implementation process for a new housing management system, due to go live in Autumn 2026, which will help staff deliver improved customer service.
- Implementation of a Void Action Plan which resulted in improved property reletting processes and improved relet times.
- Achieving accreditation from the Housing Diversity network following review of our approach to Equality, Diversity & Inclusion.
- Implementation of staff structure changes to bring the full reactive repairs process under one team, increasing effectiveness and improving customer experience.
- Implementation of a new Contracts & Compliance Team to giving increased focus to important areas of health and safety compliance and delivery of cyclical maintenance.
- Implementation of a permanent role of Income Maximisation Manager, following a successful pilot period which saw significant reduction in rent arrears levels.
- Implementation of a permanent Tenancy Sustainment Service, following completion of a highly successful 3 year grant funded pilot.
- Delivering investment in people's homes, including the installation of 176 new boilers, 13 new energy efficient electric heating systems, 74 new sets of windows, 33 new kitchens and 46 new bathrooms.
- Commenced Scottish Government funded Single Building Assessments on all clad buildings in excess of 11 metres in height, with final reports expected in summer 2026.
- Implemented a new asset management planning tool that will help with development of the new Asset Management & Affordable Warmth Strategy in 2026/27.
- Continuing to work with partners in Transforming Communities Glasgow to progress housing plans for the Collina Street, Kilmun Street and Maryhill Road areas in the Maryhill Transformational Regeneration Area (TRA).
- Developing our existing staff team and bringing new trainee posts into the business.

The Association submitted its Annual Assurance Statement in September 2025 and self-assessed as compliant. The Scottish Housing Regulator also assessed the Association as compliant in March 2026. In 2026/27 the Regulator will engage with the Association around render defects in our high-rise properties and cladding issues identified in our mini multis stock.

Financial Review

The Statement of Comprehensive Income shows all income due to and all costs incurred by the Association for its revenue activities for the year 1 April 2025 to 31 March 2026.

Total turnover for the year increased to £23.6m (2025: £17.9m). Of this, rents and services charges contributed £17.2m (2025: £16.3m). The revenue for the year also reflects the release of income of £0.8m (2025: £0.7m) of Housing Association Grant received in prior years to assist with the acquisition and construction of housing

stock. Included in turnover this year was an exceptional payment of £4.8m that was received, as a result of the resolution of a legal case. It is intended that these funds will be fully utilised in remediation of the affected properties in future years.

Operating costs on housing activities increased to £18.0m (2025: £17.0m). Of this, management and maintenance admin contributed £8.3m (2025: £7.8m) and depreciation of housing properties £3.0m (2025: £2.9m).

Within the overall operating costs, the Association spent £8.5m (2025: £9.0m) maintaining and improving its existing housing stock, this includes £6.5m (2025: £6.2m) on reactive and planned maintenance activities and £2.0m (2025: £2.8m) spent on new components replacing existing components (e.g. windows, boilers, kitchens) which had come to the end of their useful life.

The interest paid on the Association's loans was £884k (2025: £966k). This decrease was due to a repayment to the revolving credit loan facility made in the year.

The surplus for the year before tax and pension movements was £4.3m (2025: deficit of £712k).

The Statement of Financial Position provides a snapshot picture as at 31 March 2026 of the various assets and liabilities of the association at that point. The value of the assets less liabilities gives the overall net worth of the organisation called Net Assets.

At 31 March 2026 the Association continuing to show a healthy net asset position of £50.2m (2025: £45.8m).

Improving customer experience

The 3 yearly tenant and owner satisfaction survey was completed in autumn 2024 by 40% of our customers. Unfortunately, satisfaction had reduced in 4 of the 7 key performance indicators since the previous survey in 2021. Overall tenant satisfaction increased slightly from 73.6% to 74.5%. Owners' satisfaction increased slightly from 52.2% to 53.5% and satisfaction levels for mid market rent tenants was 71.4%.

The main drivers for the reduction in satisfaction were customer concerns about the Association's reactive repairs service, quality of homes, management of the neighbourhood, lack of responsiveness and poor communication by the Association and lack of staff engagement with customers. The Corporate Business Plan 2025-2030 identifies improving customer experience as a key priority for the Association and addressing customer concerns was embedded within the strategic objectives and the delivery plan projects for 2025/26.

During 2025/26 we completed the procurement of a new reactive repairs contractor, with the Bell Group contract commencing on 1 October 2025. We also commenced new contracts for landscaping and close cleaning.

We implemented changes to our staffing structure, bringing the full repairs process under one team with the aim of improving customer repair experience. We also implemented a new contract and compliance team, bringing improved oversight of cyclical contracts such as landscaping, close cleaning and gutter cleaning, with the aim of improving the delivery of these services which are important to customers. The new contract and compliance team also oversee the delivery of compliance on a range of health and safety matters.

In 2026/27 we will move to a rolling annual satisfaction survey, with one third of tenants being surveyed every year. This will give the Association valuable feedback on the impact on customer experience of the changes being made by the Association.

Providing Better Services

The Association is committed to providing high quality, responsive services to our customers. The table below provides a summary of the Association's performance on key areas within the Scottish Social Housing Charter, with the Association's performance for 2025/26 and 2024/25 shown as well as a comparison with a peer group of other similar housing associations performance for 2024/25.

Indicator	MHA 2025/26	MHA 2024/25	Peer Group 2024/25
SHQS compliance	91%	89%	89%
Average hours to complete emergency repairs	2.7	3.3	3.1
Average working days to complete non-emergency repairs	10.1	6.7	5.8
Repairs right first time	94%	80%	89%
Gas safety checks not completed on time	1	0	0.2
Average working days to respond to 1st Stage complaints	4.0	4.2	4.5
Average working days to respond to 2nd Stage complaints	21.8	19.5	15.4
ASB cases resolved in the year	97.5%	97.3%	93.7%
Abandoned properties	8	18	12
Average working days to complete adaptations	19	56	48
Time to re-let properties (calendar days)	12.6	17.4	24.4
New tenancies sustained for more than a year	94.8%	89.9%	97.5%
Rent collected	99.2%	99.5%	99.6%
Gross rent arrears	4.9%	5.2%	4.1%
Rent loss due to voids	0.2%	0.4%	0.6%

It can be seen that a number of areas have seen performance improve during 2025/26, but that performance has reduced on non-emergency repair completion times and responding to stage 2 complaints.

Enabling thriving communities

During 2025/26 we continued to benefit from funding from the Scottish Government and Local Government to support our tenants and the wider Maryhill and Ruchill communities.

We continued to implement our Community Wellbeing Strategy with a focus on supporting our customers through the continuing cost of living pressures.

In the 2024 customer satisfaction survey one third of tenants in receipt of benefits and almost half of working tenants said they were unaware of the services we provide under the Community Wellbeing Strategy, such as welfare benefits advice, energy advice, tenant sustainment support and hardship fund. Therefore, in March 2025 we launched Maryhill Helps, providing one banner to sign post tenants to all the community wellbeing services we provide. We also launched the Housing Perks app, giving free access to savings on shopping at a wide range of high street retailers and supermarkets.

The Association continues to form strong partnerships to maximise the impact of services in the community. In addition to our North West Partners strategic partnership with Queens Cross Housing Association, our current partners include local community councils, Glasgow Life, Jobs and Business Glasgow, LifeLink, Action for Children, Young Movers (YoMo), North United Communities, neighbouring housing associations North Glasgow Housing Association and Cadder Housing Association, Police Scotland, the Fire Service and Community Safety Glasgow. Projects delivered through these partnerships include job clubs; IT classes; ESOL classes, youth clubs, parenting support; fire safety briefings and counselling support.

In 2026/27 we will be undertaking our Creating Thriving Communities project, which will help us to capture customer views and communications preferences, help strengthen the Association's role as a community anchor and improve the range of opportunities for community involvement.

Providing better places

Maryhill Housing Association wants to ensure that all its homes are maintained to an excellent standard, and we do this through a programme of cyclical and planned maintenance work and renewal as well as through our reactive repair service.

2025/26 saw continued investment in our homes, with key projects included windows renewals, boiler renewals, upgrading the lifts in the Glenavon blocks, and completing the upgrade of the foyers across the mini multi stock.

The Association's Board approved a new five-year Investment Plan in March 2026 as part of our Corporate Business Plan and a new Asset Management & Affordable Warmth Strategy in May 2026. During 2026/27 our investment plans include fire safety works across our multi storey stock, stonework repairs, and replacements of windows and boilers.

Since 2017 we have taken a partnership approach to the delivery of new housing with Queens Cross Housing Association. The main benefits of this approach are sharing skills and expertise; increased strategic and political impact in the North of Glasgow; attracting skilled development staff looking for a challenge and economies of scale and efficiencies. We will build new affordable housing that contributes to meeting our strategic objectives, is viable, is aligned with the priorities set out in the Glasgow Housing Strategy and Strategic Housing Investment Plan and responds to the North West Glasgow Housing Needs and Demand Assessment.

The key priorities identified for development are:

- Low density family housing;
- Tenure diversification;
- Older people's accommodation;
- Specialist accommodation (e.g.; for people with disabilities); and
- Sites of strategic importance to the regeneration of Maryhill (e.g. derelict buildings).

During 2025/26 the Association continued to work in partnership with Glasgow City Council, Wheatley Glasgow and the Scottish Government to deliver a masterplan for the North Maryhill Transformational Regeneration Area and progress plans for developments at Kilmun Street, Collina Street and Maryhill Cross.

We also delivered a programme to acquire 7 properties in 2025/26 with grant support from Glasgow City Council, for social rent units.

Our subsidiary Maryhill Living manages the mid market rent properties owned by Maryhill Housing.

Maintaining a sustainable business

Our staff are our key resource in delivering on our commitment to excellent customer service. Through the Association's Achieving Excellence approach, we support staff from day one of their employment, giving staff clarity about their role, support and training to excel and where possible opportunities for career progressions.

During 2025/26 the Association started the process of implementing a new housing management system, with this implementation process continuing through the coming year with an expected launch in Autumn 2026. The new housing management system will help us to provide better services to customers, increase staff efficiency and improve our performance monitoring.

During 2025/26 we also implemented a new customer feedback system designed to enable better communication with customers and enable the Association to gain valuable feedback from customers to help improve services.

Internal Audit

A rolling programme of internal audit supports the Association's values around 'listen and improve' and compliance. In 2025/26 internal audits were completed in arrears management, business continuity planning, estate management, damp and mould and financial controls. In addition to traditional internal audits the Association also commissioned specialist third line of defence reviews covering assurance, governance, lifts health & safety and cyber security. Actions following both of these types of these audits are tracked through our Audit and Risk Committee.

Treasury Management

The Association has an appointed treasury management advice service and sets an annual Treasury Management Strategy.

The Association negotiated a restatement of its £35.5m facility agreement with Royal Bank of Scotland in 2023/24, extending the rolling credit facility, reducing the lending margin and changing the covenants to increase the Association's ability to invest in improving our homes. During 2025/26 the Association negotiated a further improvement to the loan covenants.

Risk Management

The Association maintained a strategic risk register and a strategic risk map during 2025/26. This assesses the business risks faced by the organisation and implements risk management controls to mitigate the risk where possible. This involves identifying the types of risks, prioritising them in terms of likelihood and impact and identifying and implementing controls. Strategic risks are monitored quarterly by the Association's Audit and Risk Committee and Board.

Board Members and Executive Officers

The members of the Board and the Executive Officers are listed on the first page of the financial statements.

Each member of the Board 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.

The members of the Board are also Trustees of the Association for the purposes of charity law. Members of the Board are appointed by the members at the Association's Annual General Meeting.

Statement of the Board's Responsibilities

Housing Association legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income and expenditure of the Association for that period. In preparing those financial statements the Board 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 the 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 is responsible for proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and 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. The Board 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.

Statement on Internal Financial Control

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

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

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

- formal policies and procedure are in place, including the on-going documentation of key systems and rules relating to the delegation of authority, which allows the monitoring of controls and restricts the unauthorised use of the Association's assets.
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance.
- forecasts and budgets are prepared which allow the management team and the Board 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.
- monthly and 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.
- the Board 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; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2026. 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 amounting to £2,070 (2025: £950).

Disclosure of information to the auditor

To the knowledge and belief of each of the persons who are members of the Board at the time the report is approved:

- so far as the Board members are aware, there is no relevant information of which the Association's auditor is unaware; and
- he/she has taken all the steps that he/she ought to have taken as a Board member in order to make himself/herself aware of any relevant information, and to establish that the Association's auditor is aware of the information.

Auditor

Azets Audit Services have expressed their willingness to continue as auditor and will be proposed for reappointment at the AGM.

The Report of the Board (incorporating the Strategic Report) has been approved by the Board and signed on its behalf by:

By order of the Board

Rebecca Wilson
Secretary

Date: 27 August 2026

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MARYHILL HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

Opinion

We have audited the financial statements of Maryhill Housing Association Limited (the 'Association') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Capital and Reserves, the Statement of Cash Flows, and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2026 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements issued by the Scottish Housing Regulator.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

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

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

We have nothing to report in this regard.

Group accounts: Section 99(3) of the Co-operative and Community Benefit Societies Act 2014

We agree with the opinion of the Board of the Association that it would be of no real value to the members of the Association to consolidate or include the financial statements of the Association's subsidiary in group financial statements required to be prepared under the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969 for the year ended 31 March 2026, because of the immaterial nature of the subsidiary's transactions in the year.

Matters on which we are required to report by exception

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

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.

Responsibilities of the Board

As explained more fully in the Statement of the Board's Responsibilities set out on page 7, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board 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 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.

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the Association, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the Association is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the Association that were contrary to applicable laws and regulations, including fraud.

Auditor's responsibilities for the audit of the financial statements (continued)

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including 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 identified the laws and regulations applicable to the Association through discussions with the Board members and the senior management team, and from our 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, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements issued by the Scottish Housing Regulator and taxation, data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Board 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.

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;
- reading the minutes of meetings of the Board and relevant sub-committees;
- enquiring of the senior management team and the Board as to actual and potential litigation and claims;
- reviewing legal and professional fees paid in the year for indication of any actual and potential litigation and claims; and
- reviewing any correspondence with HMRC, the Scottish Housing Regulator, OSCR and the Association's legal advisors.

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 the senior management team and the Board 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 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Section 87 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, as a body, 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.

[redacted]

Azets Audit Services
Statutory Auditor
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 28 August 2026

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MARYHILL HOUSING ASSOCIATION LIMITED ON INTERNAL FINANCIAL CONTROL FOR THE YEAR ENDED 31 MARCH 2026

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

Basis of Opinion

We carried out our review having regard to the requirements on corporate governance matters within Bulletin 2009/4 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

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

Through our enquiry of certain members of the Board and Executive Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Board'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 control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

Azets Audit Services
Statutory Auditor
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 28 August 2026

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

STATEMENT OF COMPREHENSIVE INCOME
AS AT 31 MARCH 2026

	Notes	£	2026 £	£	*2025* *£*
Turnover	4		**18,818,060**		*17,877,180*
Turnover – exceptional item	4		**4,800,000**		*-*
			23,618,060		*17,877,180*
Operating expenditure	4		**(18,387,896)**		*(17,623,155)*
Operating surplus	4		**5,230,164**		*254,025*
Interest receivable and other income	11	**31,896**		*109,658*	
Interest payable and similar charges	12	**(884,171)**		*(965,657)*	
Other finance charges	13	**(43,000)**		*(40,000)*	
Movement in fair value of investment properties		**-**		*(70,000)*	
			(895,275)		*(965,999)*
Surplus/(deficit) for the year before tax	9		**4,334,889**		*(711,974)*
Tax	14		**-**		*-*
Surplus/(deficit) for the year after tax			**4,334,889**		*(711,974)*
Other comprehensive income					
Actuarial gain recognised in the SHAPS liability	33		**128,000**		*114,000*
Actuarial (loss) recognised in the SPF liability	33		**(32,000)**		*(206,000)*
Total comprehensive income			**4,430,889**		*(803,974)*

The results for the year relate wholly to continuing activities.

The financial statements were authorised for issue by the Board on 27 August 2026 and are signed on their behalf by:

Paul Hillard [redacted] Chairperson

Valerie Wilson [redacted] Board member

Rebecca Wilson [redacted] Secretary

The notes form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2026

	Notes	£	2026 £	£	2025 £
Tangible fixed assets					
Housing properties	15		**94,530,162**		*92,225,140*
Other fixed assets	17		**1,302,897**		*1,401,050*
			95,833,059		*93,626,190*
Investments					
Investment in subsidiary	18		**1**		*1*
Current assets					
Stock	19	**-**		*36,013*	
Debtors	20	**1,363,212**		*1,485,820*	
Cash and cash equivalents	21	**2,026,223**		*1,422,792*	
		3,389,435		*2,944,625*	
Creditors: amounts falling due within one year	22	**(4,632,918)**		*(5,319,492)*	
Net current (liabilities)			**(1,243,483)**		*(2,374,867)*
Total assets less current liabilities			**94,589,577**		*91,251,324*
Creditors: amounts falling due after more than one year	23		**(43,841,468)**		*(44,881,075)*
Scottish Housing Association Pension Scheme liability	33		**(656,000)**		*(741,000)*
Strathclyde Pension Scheme surplus	33		**105,000**		*137,000*
Net assets			**50,197,109**		*45,766,249*
Capital and reserves					
Share capital	25		**84**		*113*
Revenue reserve	26		**49,997,025**		*45,486,136*
Other reserve	26		**200,000**		*280,000*
			50,197,109		*45,766,249*

The financial statements were authorised for issue by the Board on 27 August 2026 and are signed on their behalf by:

Paul Hillard [redacted] Chairperson

Valerie Wilson [redacted] Board member

Rebecca Wilson [redacted] Secretary

The notes form part of these financial statements.

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STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2026

	Share Capital £	Other Reserve £	Revenue Reserve £	Total £
Balance as at 1 April 2024	*117*	*350,000*	*46,220,110*	*46,570,227*
Issue of shares	*2*	*-*	*-*	*2*
Cancellation of shares	*(6)*	*-*	*-*	*(6)*
Total comprehensive income	*-*	*-*	*(803,974)*	*(803,974)*
Transfer	*-*	*(70,000)*	*70,000*	*-*
Balance as at 31 March 2025	*113*	*280,000*	*45,486,136*	*45,766,249*
Balance as at 1 April 2025	**113**	**280,000**	**45,486,136**	**45,766,249**
Issue of shares	**6**	**-**	**-**	**6**
Cancellation of shares	**(35)**	**-**	**-**	**(35)**
Total comprehensive income	**-**	**-**	**4,430,889**	**4,430,889**
Transfer	**-**	**(80,000)**	**80,000**	**-**
Balance as at 31 March 2026	**84**	**200,000**	**49,997,025**	**50,197,109**

The notes form part of these financial statements.

MARYHILL HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	Note	£	2026 £	£	*2025* *£*
Net cash generated from operating activities	**27**		**7,159,088**		*3,717,129*
Cash flow from investing activities					
Acquisition and construction of properties		**(5,438,936)**		*(6,602,061)*	
Purchase of other fixed assets		**(56,346)**		*(76,842)*	
Social housing grant received		**3,040,986**		*2,021,230*	
Interest received		**31,896**		*35,658*	
			(2,422,400)		*(4,622,015)*
Cash flow from financing activities					
Interest paid on loans and bank charges		**(882,263)**		*(963,749)*	
Share capital issued		**6**		*2*	
Payment of past service contributions		**(11,000)**		*(10,000)*	
Loans drawn down		**1,000,000**		*3,000,000*	
Loans repaid		**(4,240,000)**		*(1,725,540)*	
			(666,743)		*300,713*
Net change in cash and cash equivalent			**603,431**		*(604,173)*
Opening cash and cash equivalents			**1,422,792**		*2,026,965*
Closing cash and cash equivalents			**2,026,223**		*1,422,792*

The notes form part of these financial statements.

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

Analysis of net debt

	At 1 April 2025	**Cash flows**	**Non-cash movements**	**At 31 March 2026**
Cash and cash equivalents	*£*	**£**	**£**	**£**
Cash	*1,422,792*	**603,431**	**-**	**2,026,223**
Cash equivalents	*-*	**-**	**-**	**-**
	1,422,792	**603,431**	**-**	**2,026,223**
Borrowings				
Debt due within one year	*(238,092)*	**240,000**	**(254,040)**	**(252,132)**
Debt due after one year	*(15,267,769)*	**3,000,000**	**252,132**	**(12,015,637)**
	(15,505,861)	**3,240,000**	**(1,908)**	**(12,267,769)**
Net debt	*(14,083,069)*	**3,843,431**	**(1,908)**	**(10,241,546)**

The notes form part of these financial statements.

1. General information

The financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Housing Requirements as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018. The principal accounting policies are set out below.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (note 3).

The presentational currency is pound sterling, and the financial statements are rounded to the nearest whole number.

The Association is a Co-operative and Community Benefit Society Limited by shares and is incorporated in Scotland. The Association is a registered social landlord (HCB159) and a registered charity (SC032468). The registered address is 45 Garrioch Road, Maryhill, Glasgow, G20 8RG.

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities.

2. Principal accounting policies

a) Basis of accounting

The financial statements are prepared under the historical cost convention, subject to the revaluation of certain fixed assets, and in accordance with applicable accounting standards.

The effect of events relating to the year ended 31 March 2026, which occurred before the date of approval of the financial statements by the Board has been included in the financial statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2026 and of the results for the year ended on that date.

b) Group financial statements

The Association has a fully owned subsidiary, Maryhill Living Limited. The Financial Conduct Authority has granted exemption from preparing group financial statements on the basis that the Board have concluded that the financial results of the subsidiary are immaterial from a Group perspective and that there is no real value in preparing group financial statements. These financial statements therefore represent the results of the Association and not of the Group.

c) Going concern

The Board of Management has a reasonable expectation that the Association has adequate resources, based on a review of long-term forecasts to continue in operational existence for the foreseeable future and continue to adopt the going concern basis of accounting in preparing the financial statements.

2. Principal accounting policies (continued)

d) Turnover

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable from the Scottish Government, Glasgow City Council and other agencies. Also included are management fees for the factoring of properties for private owners as the provision of factoring services is accounted for on an agency basis.

e) Apportionment of management expenses

Direct employee, administration and operating expenditure have been apportioned to the relevant sections of the Statement of Comprehensive Income on the basis of costs of staff directly attributable to the operations dealt with in the financial statements.

The costs of cyclical and major repairs are charged to the Statement of Comprehensive Income in the year which they are incurred.

f) Interest receivable and other income

Interest receivable is recognised in the Statement of Comprehensive Income on an accrual's basis.

g) Interest payable and similar expenses

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

h) Tangible fixed assets - Housing properties

Housing properties are stated at cost less accumulated depreciation. Housing under construction and land are not depreciated. The Association depreciates housing properties by major component on a straight-line basis over the estimated useful economic lives of each identified component. Depreciation is charged in the month following acquisition. All components are categorised as Housing Properties within note 15. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the depreciated replacement amount.

Capitalisation limit

A housing component is an asset which costs £1,000 including VAT or more to purchase, with a useful life of more than one year; or assets of a lesser value may be capitalised if they form part of a group, with a group value in excess of £1,000 including VAT with an individual value greater than £250.

2. Principal accounting policies (continued)

Component	Useful Economic Life
Structure	60 years
Roofing	60 years
Guttering/downpipes	30 years
Exterior walls	40 years
Windows	30 years
Balconies	50 years
Front Door Flat	60 years
Front and Rear Door House	25 years
Close Entry Door	20 years
Balcony Door Flat	35 years
Floor finish	50 years
Common Area Door	30 years
Kitchens	20 years
Bathrooms	30 years
Central heating – pipes & radiators	30 years
Central heating – boilers	15 years
Central heating – electric storage	30 years
ASHP	25 years
Water Tanks	30 years
Electrics	30 years
Communal lighting	20 years
Lifts	30 years
Lift Control Units	15 years

i) Tangible fixed assets – Other fixed assets

Capitalisation limit

A fixed asset is an asset which costs £250 including VAT or more to purchase, with a useful life of more than one year; or assets of a lesser value may be capitalised if they form part of a group, with a group value in excess of £250 including VAT with and individual value greater than £100.

Other fixed assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight-line basis over the expected economic useful lives of the assets at the following annual rates: -

	Useful Economic Life
Offices premises	60 years
Furniture & Fittings	8 years
Portable Equipment	3 years
Static Equipment	5 years
Motor vehicles	4 years

The carrying value of other fixed assets is reviewed for impairment at the end of each reporting period.

2. Principal accounting policies (continued)

j) New Supply Shared Equity

Shared equity units are held in stock along with the grant received. On completion of the first tranche sale which is recognised in turnover, the Association's obligations cease, and the remaining cost and grant are derecognised. There are no units under construction or held awaiting sale.

k) Operating leases

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

l) Investment properties

Investment properties are held at market value with any changes in market value recognised in the Statement of Comprehensive Income.

m) Debtors

Short term debtors are measured at transaction price, less any impairment.

n) Rental arrears

Rental arrears represent amounts due by tenants for the rental of social housing properties at the year-end. Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in note 20.

o) Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Deposits that mature in more than three months from the date of acquisition are classified as investments.

2. Principal accounting policies (continued)

p) Financial instruments

The Association only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets are derecognised when contractual rights to the cash flows from the assets expire, or when the Association has transferred substantially all the risks and rewards of ownership.

Financial liabilities are derecognised only once the liability has been extinguished through discharge, cancellation, or expiry.

q) Government capital grants

Government capital grants, at amounts approved by The Scottish Government or Glasgow City Council, are paid directly to the Association as required to meet its liabilities during the development process. This is treated as a deferred capital grant and is released to income in accordance with the accrual model over the useful life of the asset it relates to on completion of the development phase. The accrual model requires the Association to recognise income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

r) Government revenue grants

Government revenue grants are recognised using the accrual model which means the Association recognises the grant in income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

s) Non-government capital and revenue grants

Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the grants are received or receivable.

A grant that imposes specific future performance related conditions on the recipient is recognised as revenue only when the performance related conditions are met.

A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

t) Development administration costs

Development administration costs relating to development activities are capitalised based on an apportionment of the staff time spent directly on this activity.

2. Principal accounting policies (continued)

u) Pension costs (note 33)

Scottish Housing Associations' Pension Scheme (SHAPS)

The Association is a member of the Scottish Housing Associations' Pension Scheme (SHAPS) Defined Contribution Pension Scheme with the pension offer to staff being a choice of either the standard defined contribution scheme, which is also used for auto-enrolment, or an enhanced defined contribution scheme. These two defined contribution options are for all existing and new employees, outwith those that are members of the Strathclyde Pension Fund. The cost of the employer's contributions is charged to the Statement of Comprehensive Income on an accrual's basis.

The Association closed the SHAPS Defined Benefits Pension Scheme on 1 April 2020 with all employee members transferring into one of the two SHAPS Defined Contribution Pension Scheme options above from that date. Defined benefit entitlements accrued up to 31 March 2020 were retained and payments by the Association in respect of any past service liabilities continue. The retained 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 Associations taken as a whole. In 2025/26 there were no past service liability payments due, with scheme expenses of £11k paid.

The SHAPS is accounted for as a defined benefit scheme and as such the amount charged to the Statement of Comprehensive Income in respect of pension costs and other post-retirement benefits is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from that cost. The interest cost is included within other finance costs/income. Actuarial gains and losses arising from new valuations and from updating valuations to the reporting date are recognised in Other Comprehensive Income.

Strathclyde Pension Fund

The Strathclyde Pension Fund is accounted for as a defined benefit scheme. In accordance with FRS 102, the operating and financing costs of pension and post retirement schemes (determined by a qualified actuary) are recognised separately in the Statement of Comprehensive Income. Service costs are systematically spread over the service lives of the employees and financing costs are recognised in the period in which they arise.

Defined benefit schemes are funded, with the assets held separately from the Association in separate trustee administered funds. Full actuarial valuations, by a professionally qualified actuary, are obtained at least every three years, and updated to reflect current conditions at each reporting date.

The amount charged to the Statement of Comprehensive Income in respect of pension costs and other post-retirement benefits is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from that cost. The interest cost is included within other finance costs/income. Actuarial gains and losses arising from new valuations and from updating valuations to the reporting date are recognised in Other Comprehensive Income.

The pension scheme assets are measured at fair value. The pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. A pension scheme asset is recognised on the Statement of Financial Position only to the extent that the surplus may be recovered by reduced future contributions or to the extent that the trustees have agreed a refund from the scheme at the reporting date. A pension scheme liability is recognised to the extent that the Association has a legal or constructive obligation to settle the liability.

3. Judgements in applying policies and key sources of estimation uncertainty

Estimation Uncertainty

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

The members of the Board consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing properties as property, plant and equipment in line with the requirements of the SORP;
- The amount disclosed as 'operating surplus' is representative of activities that would normally be regarded as 'operating'; and
- The identification of a cash-generating unit for impairment purposes.

The Board is satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied as follows:

Estimate	Basis of estimation
Valuation of housing properties and their useful lives	Housing properties are held at deemed cost which is based on an existing use valuation at the date of transition to FRS 102 of 1 April 2014.
The obligations under the SHAPS pension scheme and Strathclyde pension scheme	These have relied on the actuarial assumptions of qualified actuaries which have been reviewed and are considered reasonable and appropriate.

4. Particulars of turnover, operating expenditure, and operating surplus or (deficit)

	Note	2026			2025		
		Turnover	**Operating Expenditure**	**Operating Surplus**	*Turnover*	*Operating Expenditure*	*Operating Surplus*
		£	**£**	**£**	*£*	*£*	*£*
Social lettings	5	**18,316,168**	**(17,965,714)**	**350,454**	*17,273,559*	*(17,022,796)*	*250,763*
Other activities	6	**501,892**	**(422,182)**	**79,710**	*603,621*	*(600,359)*	*3,262*
Total		**18,818,060**	**(18,387,896)**	**430,164**	*17,877,180*	*(17,623,155)*	*254,025*
Exceptional item	6a	**4,800,000**	**-**	**4,800,000**	-	-	-
		23,618,060	**(18,387,896)**	**5,230,164**	*17,877,180*	*(17,623,155)*	*254,025*

5. Particulars of turnover, operating expenditure and operating surplus from social letting activities

	General Needs Housing £	Shared Ownership £	2026 Total £	*2025 Total £*
Revenue from lettings				
Rent receivable net of service charges	**17,095,121**	**35,761**	**17,130,882**	*16,192,969*
Service charges	**131,155**	**4,438**	**135,593**	*126,747*
Gross income from rent and service charges	**17,226,276**	**40,199**	**17,266,475**	*16,319,716*
Less: Rent losses from voids	**(48,170)**	**-**	**(48,170)**	*(65,218)*
Net rents receivable	**17,178,106**	**40,199**	**17,218,305**	*16,254,498*
Release of deferred Government capital grants	**799,837**	**-**	**799,837**	*738,807*
Revenue grants from Scottish Ministers (Stage 3 adaptions)	**74,159**	**-**	**74,159**	*74,442*
Other revenue grants	**223,867**	**-**	**223,867**	*205,812*
Total turnover from social letting activities	**18,275,969**	**40,199**	**18,316,168**	*17,273,559*
Expenditure on social letting activities				
Management and maintenance administration costs	**8,276,180**	**19,313**	**8,295,493**	*7,781,650*
Service costs	**116,498**	**4,034**	**120,532**	*140,471*
Planned and cyclical maintenance, including major repairs	**2,722,444**	**-**	**2,722,444**	*2,947,504*
Reactive maintenance costs	**3,742,964**	**-**	**3,742,964**	*3,228,018*
Bad debt – rents and service charges	**57,931**	**-**	**57,931**	*40,888*
Depreciation of social let properties	**3,017,359**	**8,991**	**3,026,350**	*2,884,265*
Operating expenditure of social letting activities	**17,933,376**	**32,338**	**17,965,714**	*17,022,796*
Operating surplus on social letting activities 2026	**342,593**	**7,861**	**350,454**	
Operating surplus on social letting activities 2025	*243,505*	*7,258*		*250,763*

The depreciation charges of social let properties in the year was £2,941,208 (*2025: £2,773,587*). The net book value of disposed components was £85,142 (*2025: £110,678*).

6. Particulars of turnover, operating expenditure and operating surplus or (deficit) from other activities

	Other Income £	Total Turnover £	Operating Expenditure - Bad Debts £	Operating Expenditure - Other £	Operating Surplus or (Deficit) 2026 £	*Operating Surplus or (Deficit) 2025 £*
Factoring	**171,775**	**171,775**	**(85,085)**	**(166,316)**	**(79,626)**	*(68,276)*
Development and construction of property activities	**81,993**	**81,993**	**-**	**(81,993)**	**-**	*-*
Commercial properties	**27,667**	**27,667**	**(246)**	**(2,513)**	**24,908**	*24,100*
Radio mast income	**19,500**	**19,500**	**-**	**-**	**19,500**	*16,796*
Sundry activities	**187,050**	**187,050**	**-**	**-**	**187,050**	*18,791*
Gift Aid Donation	**13,907**	**13,907**	**-**	**(13,907)**	**-**	*-*
TRA	**-**	**-**	**-**	**(72,122)**	**(72,122)**	*11,851*
Total from other activities 2026	**501,892**	**501,892**	**(85,331)**	**(336,851)**	**79,710**	
Total from other activities 2025	*603,621*	*603,621*	*(63,511)*	*(536,848)*		*3,262*

The TRA noted above stands for Transformational Regeneration Area. This is a Glasgow City Council grant funded project, which Maryhill Housing are working alongside Transforming Communities: Glasgow to deliver. The project aims to transform the area by developing vacant and derelict land, providing a strategic habitat link by creating and enhancing meadow, woodland, and wetland habitats. This project is now on site with blue/green infrastructure works, which are being funded by GCC's Vacant and Derelict Land Fund and Vacant and Derelict Land Investment Programme. A 10-year standard security has been granted to the Scottish Government relating to these grants. The Association is carrying out drainage works, building retaining walls and new paths and this grant and expenditure has been capitalised in note 15 housing under construction. The expenditure of £72,122 is the release of a duplicate accrual from the prior year.

Gift Aid donation was received from our subsidiary, Maryhill Living Limited. This donation has been used to fund community regeneration work in 2025/26.

6a. Exceptional item

An exceptional, one-off payment of £4.8m was received in the year due to the resolution of legal action.

7. Employees

Staff costs during year:	**2026** **£**	*2025* *£*
Wages and salaries	**4,290,511**	*3,773,818*
Social security costs	**505,095**	*349,167*
Pension costs	**384,895**	*377,677*
Defined benefit pension charge – SHAPS (Note 33)	**11,000**	*10,000*
Strathclyde Pension Fund service cost (Note 33)	**-**	*25,000*
Temporary, agency and seconded staff	**87,193**	*234,703*
Staff recruitment costs	**21,277**	*51,141*
	5,299,971	*4,821,506*

The SHAPS liability is subject to remeasurement each financial year.

During the past year, past service deficit contributions of £11,000 (*2025: £10,000*) were paid.

	2026 **No.**	*2025* *No.*
The average monthly number of full-time equivalent employees during the year was	**101**	*98*
The average total number of employees employed during the year was	**109**	*106*

8. Key management remuneration

The Association considers key management personnel to be the members of the Board and the senior management team (as listed on the first page of the financial statements) of the Association only. No emoluments were paid to any member of the Board during the year.

	2026 **£**	*2025* *£*
Aggregate emoluments payable to the key management team, whose total emoluments are £60,000 or more, excluding employer's pension contributions, amounted to:	**276,986**	*279,242*

Total pension contributions to the key management team, whose total emoluments are £60,000 or more, excluding employer's pension contributions, were £27,699 (*2025: £31,203*). This does not include an element of the SHAPs past service deficit repayment. No enhanced or special terms apply to membership, and the key management team have no other pension arrangements to which the Association contributes. The Social Security costs for these individuals were £35,931 (*2025: £33,836)*.

8. Key management remuneration (continued)

	2026 £	*2025* *£*
Total emoluments payable to the former Chief Executive (resigned 26 July 2025) excluding pension contributions amounted to:	**-**	*30,136*
Total emoluments payable to the current Chief Executive (appointed 22 July 2025) excluding pension contributions amounted to:	**103,489**	*69,021*
Pension contributions payable to the former Chief Executive (resigned 26 July 2025) excluding past service deficit payments	**-**	*3,388*
Pension contributions payable to the current Chief Executive excluding past service deficit repayments	**10,349**	*7,379*

Both Chief Executives were members of the SHAPS pension scheme as detailed in note 33.

The numbers of employees including the highest paid officer who received emoluments (excluding pension contributions but including payments for los of office) in the following ranges were:	2026 Number	*2025* *Number*
£60,001 - £70,000	**4**	*1*
£70,001 - £80,000	**-**	*-*
£80,001 - £90,000	**2**	*1*
£90,001 - £100,000	**-**	*1*
£100,001 - £120,000	**1**	*-*

Included within the above totals are 4 (2025: nil) employees who are not considered key management personnel.

9. Surplus/(deficit) for year before tax

The deficit before tax is stated after charging/(crediting): -	2026 £	*2025* *£*
Depreciation – Housing properties	**2,941,208**	*2,773,587*
Depreciation – loss on disposal of components	**85,142**	*110,678*
Depreciation – Other fixed assets	**74,499**	*67,335*
External auditor's remuneration – Audit services excluding VAT	**21,400**	*20,400*
External auditor's remuneration – corporation tax compliance excluding VAT	**1,750**	*1,200*
Operating lease rentals	**5,580**	*5,615*

10. Gain on sale of housing stock

There were no units sold in the current or prior year and therefore no gain/loss on disposal.

11. Interest receivable and similar income

	2026	2025
	£	£
Bank interest	**31,896**	*35,658*
Strathclyde Pension Fund – finance income (note 33)	**-**	*74,000*
	31,896	*109,658*

12. Interest payable and similar charges

	2026	2025
	£	£
On bank loans	**756,568**	*841,745*
Bank charges - non utilisation fees	**127,603**	*123,912*
	884,171	*965,657*

Offset within interest payable on bank loans is a £25,008 (*2025: £25,008*) credit in respect of the release of the cash incentive received when the loans were originally financed with RBS. This is being written off over the 20-year fixed term period. Included above is a £26,916 *(2025: £26,916)* charge in respect of the amortisation of loan arrangement fees in the year.

13. Other finance charges

	2026	2025
	£	£
SHAPS – net interest expense (note 33)	**43,000**	*40,000*
	43,000	*40,000*

14. Tax on surplus

The Association is a Scottish Charity and thus its charitable activities are not subject to tax in both 2025 and 2026. No (*2025: £Nil)* corporation tax is due on the Association's non-charitable activities.

15. Tangible fixed assets – Housing properties

	Housing properties held for letting	Housing properties in course of construction	Completed shared ownership properties	Total
	£	£	£	£
Cost				
As at 1 April 2025	**114,239,985**	**2,401,016**	**269,725**	**116,910,726**
Additions during year				
Property	**1,417,063**	**2,036,791**	**-**	**3,453,854**
Components	**1,985,082**	**-**	**-**	**1,985,082**
Transfers between housing properties	**494,617**	**(494,617)**	**-**	**-**
Transfer from Investment Properties	**-**	**80,000**	**-**	**80,000**
Disposals during year				
Property	**-**	**(270)**	**-**	**(270)**
Components	**(285,391)**	**(187,294)**	**-**	**(472,685)**
As at 31 March 2026	**117,851,356**	**3,835,626**	**269,725**	**121,956,707**
Depreciation				
As at 1 April 2025	**24,586,213**	**-**	**99,373**	**24,685,586**
Charge for year	**2,932,217**	**-**	**8,991**	**2,941,208**
On disposals during year				**-**
Property	**-**	**-**	**-**	**-**
Components	**(200,249)**	**-**	**-**	**(200,249)**
As at 31 March 2026	**27,318,181**	**-**	**108,364**	**27,426,545**
Net Book Value				
As at 31 March 2026	**90,533,175**	**3,835,626**	**161,361**	**94,530,162**
As at 31 March 2025	*89,653,772*	*2,401,016*	*170,352*	*92,225,140*

Additions to housing properties include capitalised development administration costs of £157,465 (*2025:* £158,930). The amount spent on maintenance of housing properties held for letting can be seen in note 5.

Total expenditure on existing and new properties in the year amounted to £11,904,344 (*2025: £12,777,582*). The amount capitalised is £5,438,936 (*2025: £6,602,061*), with the balance charged to the Statement of Comprehensive Income.

The Association's Lenders have standard securities over housing property with a carrying value of £25,742,621 (*2025: £25,583,505*).

16a. Housing stock

The number of units of accommodation held at the year-end was: -	**2026 No.**	*2025 No.*
General needs – New Build	**632**	*632*
General needs – Rehabilitation	**2,540**	*2,533*
Mid-Market Rent	**27**	*27*
Shared ownership	**14**	*14*
	3,213	*3,206*

The Mid-Market Rent properties are leased to Maryhill Living Limited, with the rental income included in note 5.

16b. Investment properties

The number of units of accommodation in management at the year-end was: -	**2026 No.**	*2025 No.*
Lock ups	**78**	*78*
Shops	**-**	*1*
	78	*79*

17. Tangible fixed assets - Other fixed assets

	Investment Properties £	**Office Premises £**	**Furniture, Fittings & Equipment £**	**Motor Vehicles £**	**Total £**
Cost					
As at 1 April 2025	**280,000**	**1,679,790**	**695,298**	**54,602**	**2,709,690**
Additions	**-**	**-**	**56,346**	**-**	**56,346**
Transfers/ Valuation	**(80,000)**	**-**	**-**	**-**	**(80,000)**
Disposals	**-**	**-**	**-**	**-**	**-**
As at 31 March 2026	**200,000**	**1,679,790**	**751,644**	**54,602**	**2,686,036**
Depreciation					
As at 1 April 2025 as	**-**	**708,344**	**551,879**	**48,417**	**1,308,640**
Charge for year	**-**	**23,759**	**44,555**	**6,185**	**74,499**
Disposals	**-**	**-**	**-**	**-**	**-**
As at 31 March 2026	**-**	**732,103**	**596,434**	**54,602**	**1,383,139**
Net Book Value					
As at 31 March 2026	**200,000**	**947,687**	**155,210**	**-**	**1,302,897**
As at 31 March 2025	*280,000*	*971,446*	*143,419*	*6,185*	*1,401,050*

The fair value as at 31 March 2026 of the investment properties held totalled £200,000 *(2025: £280,000).* The reduction is as a result of the shop that was held at 31 March 2025 being transferred in March 2026 to Housing properties in course of construction in Note 15, as work has commenced to convert the unit to a social rented residential property. The £200,000 value is based on a valuation of the lock ups performed by Jones Lang LaSalle in November 2025. The Management Committee consider this to be reflective of the fair value at 31 March 2026.

18. Investments

	2026	2025
	£	£
Investment in subsidiary		
As at 31 March 2026 & 31 March 2025	**1**	*1*

The Association has a 100% owned subsidiary, Maryhill Living Limited.

The company was incorporated on 26 April 2011 and began trading in October 2023.

The aggregate amount of capital and reserves and the results of Maryhill Living Limited for the year ended 31 March 2026 were as follows:

	2026	2025
	£	£
Capital & reserve	**13,367**	*13,908*
Profit for the year	**13,366**	*18,495*

19. Stock - materials

	2026	2025
Cost	£	£
At 31 March 2026	**-**	*36,013*

20. Debtors

	2026	2025
	£	£
Arrears of rent & service charges	**792,812**	*832,801*
Less: Provision for doubtful debts	**(624,924)**	*(612,372)*
	167,888	*220,429*
Factoring arrears	**172,283**	*216,792*
Prepayments	**222,565**	*160,520*
Accrued income	**755,316**	*768,289*
Other debtors	**45,160**	*119,790*
	1,363,212	*1,485,820*

21. Cash and cash equivalents

	2026	2025
	£	£
Cash at bank and in hand	**2,026,223**	*1,422,792*
Cash equivalents	**-**	*-*
	2,026,223	*1,422,792*

22. Creditors: amounts falling due within one year

	2026	*2025*
	£	*£*
Bank loans	**252,132**	*238,092*
Trade creditors	**1,644,451**	*2,556,802*
Rent in advance	**1,127,686**	*851,254*
Other taxation and social security	**109,093**	*90,007*
Retention creditors	**160,781**	*292,223*
Accruals and deferred income	**101,367**	*127,223*
HAG creditor	**384,913**	*384,913*
Other creditors	**46,137**	*1,244*
Deferred Government capital grant (note 24)	**806,358**	*777,734*
	4,632,918	*5,319,492*

Included in the other creditors is £46,137 (2025: £1,244) of pension contributions outstanding.

23. Creditors: amounts falling due after more than one year

	2026	*2025*
	£	*£*
Bank loans	**12,015,637**	*15,267,769*
Deferred Government capital grant (note 24)	**31,825,831**	*29,613,306*
	43,841,468	*44,881,075*
Bank loans (< 1 year and > 1 year)		
Amounts due within one year	**252,132**	*238,092*
Amounts due in one year or more but less than two years	**266,592**	*252,132*
Amounts due in two year or more but less than five years	**949,901**	*869,560*
Amounts due in more than five years	**10,799,144**	*14,146,077*
	12,267,769	*15,505,861*

Bank loans are secured by specific charges on the Association's properties and are repayable at rates of interest between 4.32% and 6.83% in instalments. The loans are due to be repaid in full by 8 June 2041. Included in the loan balance is £124,933 (*2025: £149,941*) of a cash incentive which is being amortised and credited to interest over the 20 year fixed loan period, £47,948 (*2025: £63,956)* of arrangement fees which are being released over the 10 year fixed term loan period, and £76,356 (*2025: £87,264*) of arrangement fees which are being released over the 8 year availability of the revolving credit facility. The revolving credit facility totals £24.76m, with £3.26m (*2025: £6.26m*) drawn down and £21.5m (*2025: £18.5m*) available to draw until 31 December 2032. The revolving credit facility is due to be repaid by 31 March 2033.

24. Deferred Government capital grants

	2026	2025
	£	£
Gross deferred Government capital grants		
At 1 April 2025	**34,360,782**	*32,339,552*
Addition in year	**3,040,986**	*2,021,230*
At 31 March 2026	**37,401,768**	*34,360,782*
Amortisation		
At 1 April 2025	**(3,969,742)**	*(3,230,935)*
Amortised in year	**(799,837)**	*(738,807)*
At 31 March 2026	**(4,769,579)**	*(3,969,742)*
Net book value at 31 March 2026	**32,632,189**	*30,391,040*

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

	2026	2025
	£	£
Amounts due within one year	**806,358**	*777,734*
1-2 years	**814,530**	*785,675*
2-5 years	**2,443,589**	*2,357,025*
> 5 years	**28,567,712**	*26,470,606*
	31,825,831	*29,613,306*
Total	**32,632,189**	*30,391,040*

25. Share capital

	2026	2025
	£	£
Shares of £1 each issued and fully paid		
At 1 April 2025	**113**	*117*
Issued during the year	**6**	*2*
Cancelled during the year	**(35)**	*(6)*
At 31 March 2026	**84**	*113*

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.

26. Reserves

Revenue reserve

The revenue reserve includes all current and prior year retained surpluses or deficits.

Other reserve

The other reserve represents the cumulative gain or loss on the revaluation of investment properties.

27. Net cash generated from operating activities

Reconciliation of operating surplus to net cash generated from operating activities	2026 £	*2025* *£*
Operating surplus	**5,230,164**	*254,025*
Depreciation including loss on disposal of components	**3,288,413**	*2,951,600*
Amortisation of deferred Government capital grants	**(799,837)**	*(738,807)*
Movement in debtors	**122,608**	*2,349,496*
Movement in creditors	**(729,238)**	*(1,139,946)*
SHAPS – remeasurements	**11,000**	*10,000*
Strathclyde Pension Fund service cost	**-**	*25,000*
Decrease in stock	**36,013**	*5,767*
Shares cancelled	**(35)**	*(6)*
Net cash generated from operating activities	**7,159,088**	*3,717,129*

28. Related party transactions

Board

Some members of the Board are tenants of the Association or owners whose properties are factored by the Association. The tenancies of these Board Members are on normal terms, and the members cannot use their position to their advantage.

The total rent, service charges and factoring charges payable in the year relating to tenant and factored owner Board members is £29,666 *(2025: £35,950*).

At the year-end total rent arrears owed by the tenant Board members was £1,657 (*2025: £1,710*). Prepaid rent at the year-end was £1,456 (*2025: £369*).

Maryhill Living Limited

At the year-end £Nil *(2025: £1,506)* was owed by Maryhill Living Limited to Maryhill Housing Association Limited. The total value of transactions from Maryhill Living Limited to Maryhill Housing in the year is £213,397 *(2025: £174,824),* which was in respect of lease payments of £166,010 (*2025: £139,838)*, service costs of £33,480 *(2025: £34,986);* and Gift Aid donation of £13,907 *(2025: £nil).*

29. Legislative provisions

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014.

30. Capital commitments

	2026	2025
	£	£
Capital expenditure that has been contracted for but has not been provided for in the financial statements	**1,663,719**	*309,897*

The above commitments will be financed by:

Association's reserves	**242,972**	*309,897*
HAG and other grants	**1,420,747**	*-*
	1,663,719	*309,897*

31. Commitments under operating leases

	2026	2025
	£	£
At the year-end, the total future minimum lease payments under non-cancellable operating leases were as follows: -		
Not later than one year	**4,505**	*4,940*
Later than one year and not later than five years	**4,801**	*3,225*
Later than five years	**-**	*-*
	9,306	*8,165*

32. Governing body member emoluments

Board members received £472 in the year by way of reimbursement of expenses (*2025: £33*).

No (*2025: £Nil*) remuneration was paid to Board members in respect of their duties in the Association.

33. Pensions

Scottish Housing Association Pension Scheme (SHAPS)

Maryhill Housing Association Limited (the 'Association') participates in the Scottish Housing Association Pension Scheme (SHAPS) (the "Scheme"). The Scheme is a multi-employer defined benefit scheme. There are six benefit structures available, namely:

(a) Final salary with a 1/60th accrual rate.
(b) Career average revalued earnings with a 1/60th accrual rate.
(c) Career average revalued earnings with a 1/70th accrual rate.
(d) Career average revalued earnings with a 1/80th accrual rate.
(e) Career average revalued earnings with a 1/120th accrual rate, contracted-in; and
(f) Defined contribution (DC) option.

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. The DC option can be introduced by the employer on the first day of any month after giving a minimum of three months' prior notice.

The Association has elected to operate two DC options; an Auto Enrolled and an Enhanced Scheme for new and existing members, with the contribution rates being: Auto Enrolled employee 3%, employer 6%, Enhanced Scheme employee 5%, employer 10%.

33. Pensions (continued)

The defined benefit Career Average revalued earnings with a 1/80th accrual rate option was closed with effect from 1 April 2020 with existing employee members transferring into one of the above DC options at that date.

Therefore, the Association is incurring no future accruals in respect of any SHAPS defined benefit scheme with effect from 1 April 2020 however employee members retain any defined benefit pension benefits accrued up to that date.

The Trustee commissions an actuarial valuation of the Scheme every three years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required, so that the Scheme can meet its pension obligations as they fall due.

The SHAPS defined benefit pension liability is accounted for as a defined benefit pension scheme. In accordance with FRS 102 section 28, the operating and financing costs of pension and post retirement schemes (determined by TPT) are recognised separately in the Statement of Comprehensive Income. Service costs are systematically spread over the service lives of the employees and financing costs are recognised in the period in which they arise. The difference between actual and expected returns on assets during the year, including changes in the actuarial assumptions, is recognised in Other Comprehensive Income.

Scheme Benefit Review

The Trustee has carried out a review comparing the benefits provided to Scheme members with the requirements of the Scheme documentation. It has received legal advice that there is sufficient uncertainty regarding the effect of some benefit changes that the Court should be asked to provide clarity, to provide the Trustee with the certainty it needs to properly administer the Scheme.

Following the Pension Schemes Act 2026 becoming law, which includes amendments to help pension schemes deal with historic issues, an application has been made to Court to ask the judge to decide whether questions relating to the Virgin Media v NTL Pension Trustees II Limited case can be answered as part of the Trustee's case alongside the original questions (without affecting the Scheme's ability to use the helpful measures in the new Act). The judgement on the case is likely to be provided in late 2026. After this, the Trustee and its advisers will consider the outcome and communicate next steps to employers.

Should the Court decide that the historic benefit changes need to be applied differently, then some member benefits would need to be increased, which would increase the value placed on Scheme liabilities. A prudent assumption of 2 additional years of past service benefit payments has been included in the Association's 30-year financial plans.

33. Pensions (continued)

	31 March 2026 £'000	*31 March 2025 £'000*
Fair value of plan assets	**5,412**	*5,382*
Present value of defined benefit obligation	**(6,068)**	*(6,123)*
Defined benefit liability to be recognised	**(656)**	*(741)*

Reconciliation of opening and closing balances of the defined benefit obligation

	Year ended 31 March 2026 £'000	*Year ended 31 March 2025 £'000*
Defined benefit obligation at start of period	**6,123**	*6,858*
Current service cost	**-**	*-*
Expenses	**11**	*10*
Interest expense	**346**	*326*
Contributions by plan participants	**-**	*-*
Actuarial (gains) losses due to scheme experience	**(32)**	*97*
Actuarial losses due to changes in demographic assumptions	**69**	*-*
Actuarial (gains) due to changes in financial assumptions	**(100)**	*(747)*
Benefits paid and expenses	**(349)**	*(421)*
Defined benefit liability at the end of the period	**6,068**	*6,123*

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

	Year ended 31 March 2026 £'000	*Year ended 31 March 2025 £'000*
Fair value of plan assets at start of the period	**5,382**	*6,043*
Interest income	**303**	*286*
Experience on plan assets (excluding amounts included in interest income) – (loss)/gain	**65**	*(536)*
Contributions by the employer	**11**	*10*
Contributions by plan participants	**-**	*-*
Benefits paid and expenses	**(349)**	*(421)*
Fair value of plan assets at end of period	**5,412**	*5,382*

33. Pensions (continued)

Defined benefit costs recognised in the Statement of Comprehensive Income

	Year ended 31 March 2026 £'000	*Year ended 31 March 2025 £'000*
Current service cost	**-**	*-*
Admin expenses	**11**	*10*
Net interest expense	**43**	*40*
Defined benefit costs recognised in Statement of Comprehensive Income	**54**	*50*

Defined benefit costs recognised in Other Comprehensive Income

	Year ended 31 March 2026 £'000	*Year ended 31 March 2025 £'000*
Experience on plan assets (excluding amounts included in net interest cost) – gain/(loss)	**65**	*(536)*
Experience gains and losses arising on the plan liabilities – gain/(loss)	**32**	*(97)*
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – (loss)	**(69)**	*-*
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain	**100**	*747*
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable – gain	**128**	*114*
Effects of changes in the amount of surplus that is not recoverable (excluding Amounts included in net interest cost) – gain/(loss)	**-**	*-*
Total amount recognised in other comprehensive income – gain	**128**	*114*

33. Pensions (continued)

Fund allocation for employer's calculated share of assets

	31 March 2026 £'000	*31 March 2025 £'000*
Global Equity	**714**	*623*
Liquid Alternatives	**1,035**	*991*
Insurance-Linked Securities	**10**	*21*
Property	**282**	*267*
Infrastructure	**-**	*1*
Private Equity	**12**	*5*
Real Assets	**537**	*642*
Private Credit	**698**	*671*
Credit	**247**	*229*
Investment Grade Credit	**227**	*246*
Cash	**2**	*29*
Long Lease Property	**-**	*2*
Secured Income	**73**	*124*
Liability Driven Investment	**1,494**	*1,515*
Currency Hedging	**-**	*9*
Net Current Assets	**81**	*7*
Total Assets	**5,412**	*5,382*

The main financial assumptions used by the Scheme Actuary, TPT, in their FRS 102 calculations are as follows:

Assumptions as at	**31 March 2026 % Per annum**	**31 March 2025 % Per annum**
Discount rate	**6.08%**	*5.82%*
Inflation (RPI)	**3.31%**	*3.10%*
Inflation (CPI)	**3.03%**	*2.79%*
Salary growth	**4.03%**	*3.79%*
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

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

	2026 Life expectancy at age 65 (Years)	**2025 Life expectancy at age 65 (Years)**
Male retiring in 2026	20.7	20.2
Female retiring in 2026	22.9	22.7
Male retiring in 2041	21.9	21.5
Female retiring in 2041	24.4	24.2

33. Pensions (continued)

Active members

	Number	Total earnings (£'000s p.a.)	Average age (unweighted)
Males	2	96	49
Females	7	384	51
Total	**9**	**479**	**51**

Deferred members

	Number	Deferred pensions (£'000s p.a.)	Average age (unweighted)
Males	14	30	48
Females	27	61	52
Total	**41**	**90**	**50**

Pensioners

	Number	Pensions (£'000s p.a.)	Average age (unweighted)
Males	25	180	69
Females	13	166	66
Total	**38**	**347**	**68**

Employer debt on withdrawal

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up. The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buyout basis i.e., the cost of securing the benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed the assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amount of debt can therefore be volatile over time.

The Association has been notified by TPT of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2025. As of this date the estimated employer debt for the Association was £1,476,669.

33. Pensions (continued)

Strathclyde Pension Fund

Maryhill Housing Association Limited participates in the Strathclyde Pension Fund which is a statutory multi-employer defined benefit scheme. It is administered by Glasgow City Council in accordance with the Local Scheme (Scotland) Regulations 1998, as amended. Seven members of staff are members of the Scheme.

The main financial assumptions used by the Council's Actuary, Hymans Robertson, in their 2026 valuations are as follows:

Assumptions as at	**31 March 2026**	*31 March 2025*
Pension increase rate	**3.00%**	*2.75%*
Salary increase rate	**3.70%**	*3.45%*
Discount rate	**6.30%**	*5.80%*

Mortality

Life expectancy is based on the fund's VitaCurves with improvement in line with the CMI 2025 model, with core parameterisation except an initial adjustment of 0.25% and a long-term rate of improvement of 1.5% p.a. Based on these assumptions, the average future life expectancies at age 65 are summarised below:

	Males	**Females**
Current Pensioners	18.8 years	18.9 years
Future Pensioners	20.5 years	23.6 years

Reconciliation of defined benefit obligation

Year Ended:	**31 Mar 2026 £'000**	*31 Mar 2025 £'000*
Opening Defined Benefit Obligation	**2,085**	*2,432*
Current Service Cost	**24**	*31*
Past Service Cost	**-**	*-*
Interest Cost	**237**	*118*
Contributions by Members	**11**	*10*
Actuarial (gains)	**(184)**	*(463)*
Past Service (gains)/losses	**-**	*-*
Liabilities Extinguished on Settlements	**-**	*-*
Liabilities Assumed in a Business Combination	**-**	*-*
Exchange Differences	**-**	*-*
Estimated Unfunded Benefits Paid	**-**	*-*
Estimated Benefits Paid	**(44)**	*(43)*
Closing Defined Benefit Obligation	**2,129**	*2,085*

33. Pensions (continued)

Reconciliation of fair value of employer assets

Year Ended:	**31 Mar 2026 £'000**	*31 Mar 2025 £'000*
Opening Fair Value of Employer Assets	**4,436**	*4,602*
Expected Return on Assets	**237**	*192*
Contributions by Members	**11**	*10*
Contributions by the Employer	**24**	*6*
Contributions in respect of Unfunded Benefits	**-**	*-*
Actuarial (losses)	**(216)**	*(669)*
Assets Distributed on Settlements	**-**	*-*
Assets Acquired in a Business Combination	**-**	*-*
Exchange Differences	**-**	*-*
Estimated Unfunded Benefits Paid	**-**	*-*
Estimated Benefits Paid	**(44)**	*(43)*
Closing Fair Value of Employer Assets	**4,448**	*4,098*
Less: Effect of asset ceiling	**(2,214)**	*(1,876)*
Closing Fair Value of Employer Assets after asset ceiling	**2,234**	*2,222*
Net pension surplus	**105**	*137*

33. Pensions (continued)

Analysis of amounts included in Statement of Comprehensive Income

Year Ended:	**2026 £ (000)**	*2025 £ (000)*
Expected Return on pension scheme assets	**237**	*192*
Interest on pension scheme liabilities	**(237)**	*(118)*
Net Return – finance charge	**-**	*74*

	2026 £ (000)	*2025 £ (000)*
Current service cost	**(24)**	*(31)*
Past service cost	**-**	*-*
Contribution by employers	**24**	*6*
Charge to staff costs	**-**	*(25)*

The expected Employer's contributions for the year to 31 March 2027 will be approximately £12,000.

Analysis of amount recognised in Statement of Comprehensive Income

	2026 £ (000)	*2025 £ (000)*
Actual return less expected return on scheme assets	**(198)**	*(669)*
Changes in assumptions underlying the present value of scheme liabilities	**87**	*441*
Other experience	**79**	*22*
Actuarial (loss) recognised in other comprehensive income	**(32)**	*(206)*

34. Contingency

The Association's 30-year business plan contains a contingency sum of £3.5m for the replacement of render at 3 high rise properties. Investigation of the best option for the replacement works is underway, with render replacement work projected to take place during 2027/28 and 2028/29.