

Scottish Garden City Housing Society Ltd

Scotland · Charity number SC008959

Details

Known as Veterans Housing Scotland

Status Active

Legal form Registered Society

Registered 1917-03-24

Register [View on the OSCR register](#)

Contact

Address 3 Redheughs Riggs
Edinburgh
EH12 9DQ

Website www.vhscot.org.uk

Activities

Activities: 'It carries out activities or services itself'

Purposes: 'the relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage'

What the charity does: Veterans Housing Scotland will promote, advance and further the following charitable purposes:- The prevention or relief of :- (a) such persons who have previously served in the UK Armed Forces and who while serving or after completion of service have been or become disabled (veterans). and (b) dependents of veterans as the charity trustees may determine from time to time, in need by reason of age, ill health, disability, financial hardship or other disadvantage by:- (i) the provision, construction, improvement and management of affordable rented homes. (ii) the provision of wellbeing support. and (iii) such other means as the charity trustees may from time to time determine 'dependents' means any person:- (i) to whom a veteran is married. (ii) who is the civil partner of the veteran. or (iii) with whom the veteran is living as husband and wife or, where the veteran and other person are of the same sex, in an equivalent relationship.

Beneficiaries: 'People with disabilities or health problems'

Objectives: VHS will promote, advance and further the following charitable purposes:- The prevention or relief of :- (a) such persons who have previously served in the UK Armed Forces and who while serving or after completion of service have been or become disabled (veterans). and (b) dependents of veterans as the charity trustees may determine from time to time, in need by reason of age, ill health, disability, financial hardship or other disadvantage by:- (i) the provision, construction, improvement and management of affordable rented homes. (ii) the provision of wellbeing support. and (iii) such other means as the charity

trustees may from time to time determine 4.2 For the purpose of clause 4.1, 'dependents' means any person:-
(i) to whom a veteran is married. (ii) who is the civil partner of the veteran. or (iii) with whom the veteran is living as husband and wife or, where the veteran and other person are of the same sex, in an equivalent relationship.

Geography

- **Main operating location:** Midlothian
- **Geographical spread:** Operations cover all or most of Scotland

Finances

Period end	Income	Expenditure	Assets	Employees
2026-03-31	£0	£0	-	14
2025-03-31	£4,864,441	£2,730,004	-	14
2024-03-31	£3,441,047	£2,679,982	-	11
2023-03-31	£2,965,971	£2,642,636	-	10
2022-03-31	£15,678,506	£3,148,900	-	8
2021-01-31	£1,997,033	£1,958,192	-	8

Scottish Garden City Housing Society Ltd

Scotland - Charity number SC008959

Accounts

Charity registration number SC008959 (Scotland)

Company registration number SP0735RS (Scotland)

Mutuals Public Register number 735RS

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

The Scottish Garden City Housing Society Limited (Society) is a Registered Friendly Society and a Scottish Charity. The rules governing the Society were rewritten, approved, and registered with the Financial Conduct Authority on 9th November 2021. The operating name, Veterans Housing Scotland (VHS) was adopted in 2021 and is the name the charity uses during its operation.

Patron Her Royal Highness The Princess Royal (December 2024)

President

Trustees

Chief Executive

Charity number

SC008959

Company number

SP0735RS

Mutuals Public Register number

735RS

Registered office

3 Redheughs Rigg
Edinburgh
EH12 9DQ
Tel No 0131 557 1188
Website: www.vhscot.org.uk

Auditor

Saffery LLP
9 Haymarket Square
Edinburgh
EH3 8RY

Bankers

Royal Bank of Scotland plc
32 St Andrew Square
Edinburgh
EH2 2YB

Solicitors

Brodies LLP
58 Morrison Street
Edinburgh
EH3 8BP

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Investment Managers

RBC Brewin Dolphin
6th Floor, Atria One
144 Morrison Street
Edinburgh
EH3 8BR

Building Consultants

Hardies Property and Construction Consultants
12 Atholl Crescent
Edinburgh
EH3 8HA

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

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THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees submit their annual report and audited financial statements for the year ended 31 March 2025. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) FRS102 "Accounting and Reporting by Charities" (issued 2019) in preparing the annual report and financial statements of the Charity.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's governing document, the Co-operative and Community Benefit Societies Act 2014, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Trustees retirement

Two trustees retired from the Charity during the financial year and up to the date of signing the annual report and financial statements.

Objectives and activities

Veterans Housing Scotland will promote, advance and further the following charitable purposes:- The prevention or relief of :-

(a) such persons who have previously served in the UK Armed Forces and who while serving or after completion of service have been or become disabled (veterans); and

(b) dependents of veterans as the charity trustees may determine from time to time, in need by reason of age, ill health, disability, financial hardship or other disadvantage by:-

(i) the provision, construction, improvement and management of affordable rented homes;

(ii) the provision of wellbeing support; and

(iii) such other means as the charity trustees may from time to time determine

"dependents" means any person:-

(i) to whom a veteran is married;

(ii) who is the civil partner of the veteran; or

(iii) with whom the veteran is living as husband and wife or, where the veteran and other person are of the same sex, in an equivalent relationship.

Achievements and performance

The Trustees are pleased to present the achievements and performance of the charity for the year ended 31 March 2025. The report focuses on the achievements, performance, and plans for People, Properties, Partnerships, and Promotion.

The charity provides comfortable, affordable, and secure housing for disabled veterans and their dependents across Scotland. It also delivers wellbeing and tenancy sustainment, ensuring beneficiaries lead better lives with brighter futures as part of the VHS family.

Despite national and international challenges, we have made progress in serving our beneficiaries, enhancing our properties, forging partnerships, and raising awareness about our work.

We thank our beneficiaries, staff, trustees, partners, and supporters for their dedication and support. Together, we will continue to build a brighter future for disabled veterans and their families, ensuring they have a place to call home and the support they need to thrive.

Royal Patronage

We received official notification that Her Royal Highness, The Princess Royal, accepted our request to become the charity's patron. We were privileged to have HRH attend our 110th anniversary celebration in the Great Hall of Edinburgh Castle on 8 March 2025. HRH learned more about the charity and met some of its beneficiaries, staff, trustees, and partners.

Our People

At the very core of everything we do is the recognition of our people. Focused on our beneficiaries, our staff, trustees, and retained advisors, we cultivate a thriving community rooted in understanding and mutual respect.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Our Beneficiaries

At Veterans Housing Scotland, our top priority is the well-being of our beneficiaries. Since introducing our tenancy sustainment service in 2023, we have made significant progress in ensuring that each individual receives the tailored support they need. Introducing geographically placed Visiting Officers has been crucial in establishing meaningful relationships with beneficiaries.

The Charity has made significant progress in supporting its people through various initiatives and collaborations. We have focused our efforts on ensuring that our beneficiaries receive the support and resources they need to lead fulfilling lives. Our Visiting Officers have completed 721 visits to beneficiaries and as a result referred 311 individuals to a range of support organisations, including the Department for Work and Pensions (DWP), Police Scotland, Bravehound, Citizens Advice Bureau (CAB), SSAFA, and many others. These referrals have provided essential help and resources to those in need, ensuring they receive the help required to improve their lives.

Our Visiting Officers have also been actively engaging in the community, attending 99 events such as the Unforgotten Forces Gathering, Scottish Association of Landlords Events, and Edinburgh Napier University Veterans Conference. These events have allowed our team to connect with veterans and other local community support organisations, fostering relationships and providing support where it is most needed.

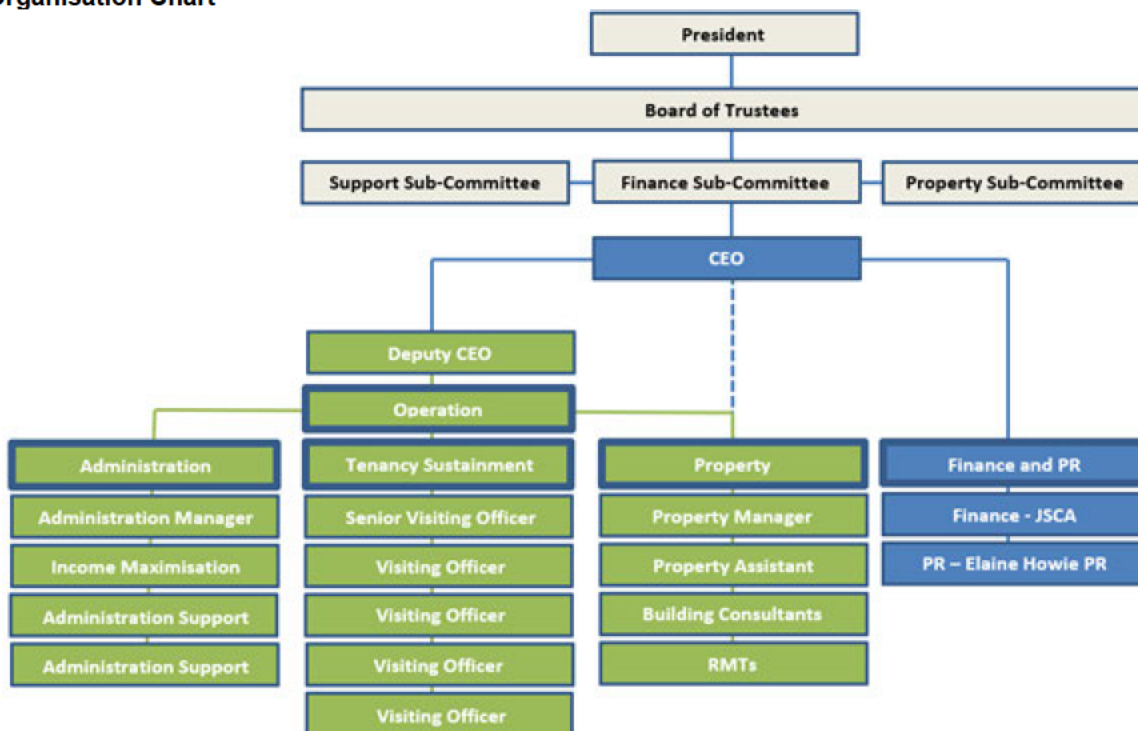
We have also prioritised the professional development of our staff by organising 30 Central Office Training Days. These sessions featured 5 external speakers from organisations, such as Op Nova, Royal British Legion (RBL), DWP, and Defence Medical Welfare Service (DMWS). These training days have improved our team's understanding of the support available to our beneficiaries and equipped them with valuable knowledge and skills, enhancing their ability to serve our beneficiaries effectively.

In addition to these training days, our staff have completed 15 training courses, further showing our commitment to their growth and development. This continuous learning ensures that our team remains well-informed and capable of addressing the diverse needs of those we support.

Our efforts have extended to providing crucial advice and guidance to veterans seeking help. We received 177 calls for housing advice and 278 calls for guidance on various matters, including financial issues and overall wellbeing. These calls highlight the trust placed in our Charity and our ability to offer meaningful support to those facing challenges.

Overall, our work has had a profound and positive impact on our people, fostering a supportive and informed community dedicated to improving lives.

Organisation Chart



THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Plans

Over the next 5 years, we will focus on the crucial role of our people. We will adapt support for our beneficiaries, invest in staff training, and ensure our strategies remain inclusive and adaptable. By investing in our people, we aim to enhance service quality, foster community connections, and drive essential change.

Our Properties in 2025

We ensure our homes meet the highest standards for our beneficiaries. Our properties are affordable, compliant, energy-efficient, and tailored to the needs of our beneficiaries and the charity. We continue to seek innovative solutions to meet the housing demand for disabled veterans in Scotland.

Our work in property management has significantly improved the lives of many of our beneficiaries and their families. Over the year, we have issued 19 tenancies, providing stable housing for those in need. Additionally, we have made 7 housing referrals to external organisations, ensuring that more disabled veterans find suitable living arrangements. We are currently handling 13 ongoing enquiries, demonstrating our commitment to addressing housing needs promptly and effectively.

We have successfully completed significant work on 28 properties using capital grant funding, enhancing the quality and availability of housing. Veterans Housing Scotland funded capital additions, allowing us to refurbish 15 properties. This demonstrates our ability to leverage various funding sources to improve our properties and living conditions for our beneficiaries. Our commitment to maintaining our properties is clear in completing over 1900 repairs, ensuring safe and comfortable homes for our beneficiaries. We also responded to storm damage, repairing 76 properties affected by adverse weather conditions.

In our efforts to optimise our property portfolio, we disposed of 11 properties, generating a substantial value of £1,613,550. This strategic move allows us to reinvest in our portfolio. Currently, we have 7 properties in the process of disposal, which will further enhance our ability to refurbish our stock.

We completed a tender process to conduct in-depth surveys on our housing stock. The surveys, completed by 31 March 2026, will provide current valuations and extensive information on which to base a 10 year spending plan. We will introduce the plan in 2026, prioritising the locations most in need.

Through these initiatives, we continue to make a positive impact on our people, providing them with secure, high-quality housing and responsive support. Our commitment to excellence in property management is solid, and we aim to create a better living environment for all.

Plans

Our property management strategy goes beyond physical structures, aiming to create supportive environments for our beneficiaries. Our commitment to sustainability includes enhancing energy efficiency through regular inspections and eco-friendly solutions. By prioritising capital additions and managing property disposal, we aim to foster comfortable, sustainable living environments and reinforce the Charity's long-term financial stability, empowering disabled veterans with security and opportunity.

Our Partnerships

We continue to create new partnerships and strengthen existing ones to better serve our communities throughout Scotland. Strategic placement of assets and partnerships has led to increased impact, better outcomes, and reduced costs.

We have continued to lead by example and demonstrated a deep commitment to fostering meaningful relationships that positively impact on our people. Some of our most notable achievements includes partnerships with Defence Medical Welfare Service (DMWS) and Operation Cairngorms. These collaborations have opened new avenues for support and resources, enhancing our ability to serve our community effectively.

In addition to these partnerships, we have successfully maintained over 80 relationships. These relationships are integral to our daily operations, involving a diverse range of stakeholders, such as our repairs and maintenance teams, accountants, consultants, and various charities. Notable among these are the local authorities, Hanover Scotland, Vector 24, SSAFA, and Bravehound. Each partnership brings unique strengths and resources, contributing to a robust network that supports our beneficiaries.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Through these partnerships, we have been able to leverage collective expertise and resources, ensuring that our people receive comprehensive support. The daily interactions and collaborative efforts with our partners have not only strengthened our operational capabilities, but also fostered a sense of community and shared purpose. This network of partnerships is evidence to our commitment to creating a positive and lasting impact on the lives of those we serve.

Plans:

- Develop partnerships with local authorities, housing providers, and support organisations.
- Enhance community support and housing options for veterans.
- Maintain regular communication with local authorities and attend strategic forums.
- Secure grants and nomination rights properties to extend our nominations campaign.
- Enhance wellbeing and tenancy sustainment provision, access joint funding, and establish effective referral pathways.

Our Promotion in 2025

Through strategic promotion efforts across various platforms, we will increase visibility and cultivate a deeper understanding of the critical work we do at Veterans Housing Scotland, thereby attracting partnerships, donors, and wider support.

Our recent initiatives have had a remarkably positive impact on our people and community. We organised a series of civic events across Aberdeen, Glasgow, Edinburgh, Dundee, and the iconic Edinburgh Castle. These events were a resounding success, attracting a total of 450 attendees and engaging 200 organisations. This level of participation highlights the strong community interest and the value of our efforts.

We extended this year's annual awareness campaign to include adverts on Sky and Radio, resulting in an excellent and extensive news report on STV.

Our social media presence has also seen significant growth. We achieved 89.6K views and reached 22.1K individuals, with 4K content interactions and 602 link clicks. Additionally, our social media platforms welcomed 167 new followers, bringing our total visits to 9.9K on Facebook and Instagram. This growth highlights our expanding influence and the effectiveness of our digital engagement strategies.

Our website metrics further reflect our positive impact. We recorded 36.9K visitors, an increase of 5.8K from the previous year, and our page views soared to 112.4K, up by 21K. Although the average time spent on our site slightly decreased by 5 seconds to 1 minute and 1 second, and the bounce rate increased by 4% to 50%, these figures still demonstrate a robust online presence and growing interest in our content.

Overall, these achievements illustrate the significant strides we are making in promoting our initiatives and engaging with our community, both online and offline.

Plans

With dedicated promotion, we aim to increase awareness and visibility of our efforts to support disabled veterans. Through awareness and fundraising campaigns, digital media campaigns, local media collaborations, and community events, we will strengthen our message, expand our donor base, and ensure our beneficiaries' voices are heard. Regular newsletters and impact statements will drive stronger community support and increased funding opportunities. By employing a multi-faceted promotional approach, we strive to make a lasting impact on the lives of disabled veterans while garnering widespread awareness, increased support for our beneficiaries and additional funding for the charity.

Five-Year Strategic Approach

Our charity, founded in 1915, must adapt to changing needs to remain relevant and impactful. As societal norms, technologies, and conflicts evolve, we must reassess our approaches, listening to both older and newer generations. Our resilience and commitment have sustained us, but our future depends on innovation and growth.

Over the past five years, Veterans' Housing Scotland has improved outcomes for disabled veterans through strategic restructuring and partnerships. Over the next five years, we aim to build better futures by providing well-maintained homes, robust support services, and community integration.

Balancing affordability and financial sustainability is crucial. We will expand funding through partnerships, fundraising, and innovative financing, leveraging government grants and community support. This will ensure long-term impact and stability.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

In conclusion, our success over the next five years will focus on operational efficiency, community building, property quality improvements, and strategic partnerships. We will measure success through engagement, property standards, partnerships, promotional impact, and sustainable funding.

Summary

The Charity remains committed to providing affordable housing and support to disabled veterans. Our achievements this year reflect our purpose to make a difference in the lives of those who have served our country. Through our efforts in property management, partnerships, and promotions, we continue to create a positive impact on our community, ensuring that veterans receive the support and resources they need to thrive. This year, as we celebrate our 110th anniversary, we are especially honoured to have Her Royal Highness The Princess Royal as our new Patron.

Financial review

Net Income and Expenditure for the year, as at 31 March 2025, shows a surplus before transfers of £2,150,354 (2024: surplus £1,000,242). There was a surplus of £399,661 (2024: surplus £11,306) on restricted funds and there was a surplus of £1,750,693 (2024: surplus £988,936) on unrestricted funds.

Investments

The appointed investment managers are RBC Brewin Dolphin. The Trustees have previously given the investment managers discretion to manage the portfolio with an agreed risk profile classified as "Diversified Risk". The investment managers provide a written report every quarter and meet with the Finance Sub-committee regularly to review the portfolio.

An investment register is held with the charity and is updated and reconciled on a monthly basis.

The value of the investment portfolio as at 31 March 2025 was £2,575,758 (2024: £2,586,019). The Finance Sub-committee are satisfied with the figures achieved by the Investment Managers.

Reserves Policy

The Charity's Reserve Policy is that the Charity must hold enough reserves to function over 2 years. The Trustees have reviewed this year's reserves, and the review concludes that it has sufficient reserves to meet demands for property provision and maintenance as required by the Society's Rules. As at March 2025, the charity held £21,826,642 of reserves, of which £1,680,655 is restricted and £3,808,889 is unrestricted and £16,337,098 designated.

Staff Pensions

The Charity contributes to individual employee pension schemes. The amount charged to the statement of financial activities represents the contributions to the scheme in respect of the accounting period.

Remuneration of key management

The Charity's key management was carried out by a Chief Executive, and Deputy Chief Executive. The Chief Executive works with the Main Board to identify and implement the strategic aims of the Charity. The senior management team is responsible for managing the day-to-day operation of the Charity. The arrangements for setting pay and remuneration for these key personnel are benchmarked against third sector salaries and other agencies that operate in the same sector.

Bribery Statement

This is a statement by the Board of the Scottish Garden City Housing Society Limited regarding the Charity's commitment to meet its responsibilities under the provisions of the Bribery Act 2010 (which came into force on 1 July 2011).

"The Board and Executive Team will not tolerate bribery or corruption from Board members, staff, or anyone working on our behalf, including contractors. We are committed to carrying out our business transparently and fairly, and therefore, we operate a zero-tolerance policy towards bribery.

As an organisation with charitable status, The Scottish Garden City Housing Society Limited is committed to eliminating corruption and bribery and achieving the highest governance standards in all of its activities."

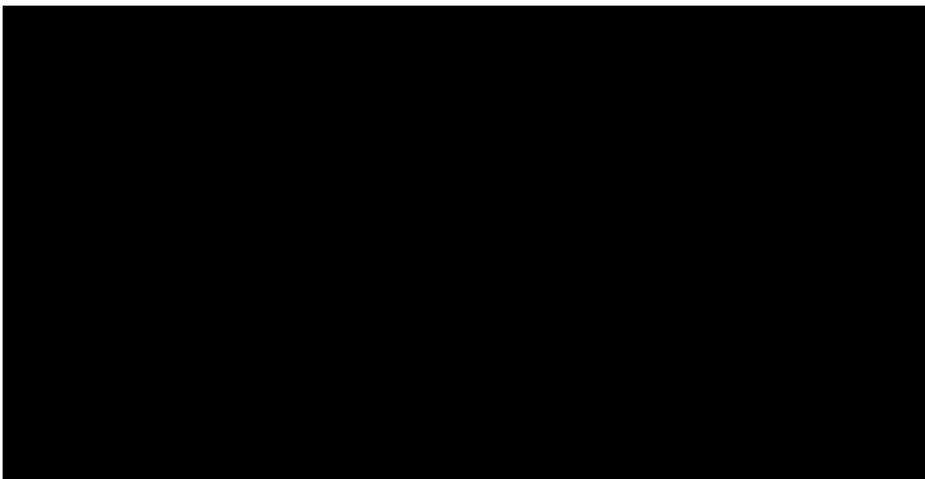
THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Structure, governance and management

The Trustees who served during the year and up to the date of signature of the financial statements were:



Appointment and induction of Trustees

The Board of Trustees considers the appointment of new Trustees throughout the year to maintain a diverse profile and ensure that different areas of expertise are represented. The maximum number of Trustees shall be twelve, and the minimum number of Trustees shall be six.

Trustees are appointed for three years, and after that, they are eligible for re-appointment for a further three years and only in an exceptional case may Trustees complete a final three-year term.

New Trustees are invited to attend a half-day induction to become familiarised with the work of the Charity. Areas covered include:

- Duties and responsibilities of Charity Trustees
- The history of the Charity
- Organisation and management of the Charity
- Society Rules
- Funding and the current financial position of the Charity
- Plans and objectives

Decision making

Under the Rules of the Society, the Charity business is managed by a Board of Trustees, which meets a minimum of three times a year and may exercise all of the organisation's powers.

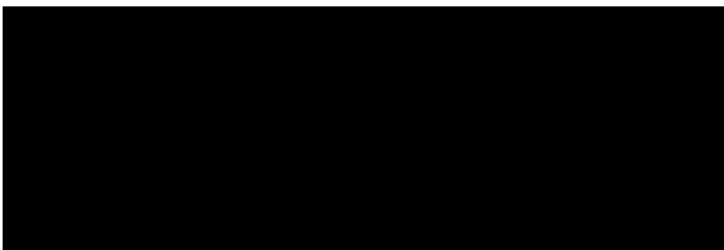
Risk management

The Charity has a Risk Register that considers all risks the Charity may be exposed to, which is reviewed regularly.

The Trustees consider the adequacy of internal control procedures and are taking steps to ensure that systems appropriate to the size and activities of the organisation are regularly reviewed, adjusted where necessary and then maintained. The appointment of our outsourced finance function to JSCA Ltd, our auditors, Saffery LLP and our legal representatives, Brodies LLP, demonstrate the Trustees' commitment to conducting regular reviews to ensure best practices are adopted by an evolving and forward-thinking Charity.

Auditor

A resolution proposing that Saffery LLP be reappointed as auditor was put to the members at the Annual General meeting in 2024.



THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees are responsible for preparing the Trustees' report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (the United Kingdom Generally Accepted Accounting Practice).

Trustees are required to prepare financial statements for each financial year, giving a true and fair view of the charity's state of affairs and the incoming resources and application of resources, including the income and expenditure of the Charity for that year. In preparing those financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records that disclose, with reasonable accuracy at any time, the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 and the Co-operative and Community Benefit Societies Act 2014.

They are also responsible for safeguarding the Charity's assets and taking reasonable steps to prevent and detect fraud and other irregularities.

Statement of disclosure of information to the auditor

In so far as the trustees are aware:

- There is no relevant audit information of which the Charity's auditor is unaware; and
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and establish that the Charity auditor is aware of it.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included in the charity website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

Opinion

We have audited the financial statements of The Scottish Garden City Housing Ltd (the 'society') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the society's affairs as at 31 March 2025 and of its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

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 Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the 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 society'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 society 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. 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.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

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 and the Charities Accounts (Scotland) Regulations 2006 (as amended) require us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the society 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 require for our audit.

Responsibilities of the Board

As explained more fully in the Trustees' Responsibilities Statement set out on page 7, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees 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 society'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 intends to liquidate the society or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Charities and Trustee Investment (Scotland) Act 2005 and under the Co-operative and Community Benefit Societies Act 2014 and report in accordance with regulations the Act made under those Acts.

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

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

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the charitable society's financial statements to material misstatement and how fraud might occur, including through discussions with the Board, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the society by discussions with the Board and updating our understanding of the sector in which the society operates.

Laws and regulations of direct significance in the context of the society include Co-operative and Community Benefit Societies Act 2014, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and guidance issued by the Office of the Scottish Charity Regulator.

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the society's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the society's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

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

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

Use of our report

This report is made solely to the society in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014, and to the Society's trustees, as a body, in accordance with Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the society those matters we are required to state to it 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 society for our audit work, for this report, or for the opinions we have formed.

Saffery LLP
Statutory Auditors

Date:.....

9 Haymarket Square
Edinburgh
EH3 8RY

Saffery LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total Unrestricted funds 2025 £	Restricted funds 2024 £	Total 2024 £
	Notes					
Income and endowments from:						
Donations and legacies	3	3,423	10,000	13,423	-	16,720
Charitable activities	4	2,359,412	867,134	3,226,546	364,690	2,690,347
Investments	5	103,282	-	103,282	-	95,491
Other income	23	1,481,494	39,696	1,521,190	-	638,489
Total income		3,947,611	916,830	4,864,441	364,690	3,441,047
Expenditure on:						
Raising funds	6	16,779	-	16,779	-	16,140
Charitable activities	7	2,196,056	517,169	2,713,225	353,384	2,663,842
Total expenditure		2,212,835	517,169	2,730,004	353,384	2,679,982
Net gains/(losses) on investments	11	15,917	-	15,917	-	239,177
Net incoming resources before transfers		1,750,693	399,661	2,150,354	11,306	1,000,242
Gross transfers between funds	17,19,20	523,530	(523,530)	-	(179,234)	-
Other gains or losses		(1)	-	(1)	-	(1)
Net movement in funds		2,274,222	(123,869)	2,150,353	(167,928)	1,000,241
Fund balances at 1 April 2024		17,871,765	1,804,524	19,676,289	1,972,452	18,676,048
Fund balances at 31 March 2025		20,145,987	1,680,655	21,826,642	1,804,524	19,676,289

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

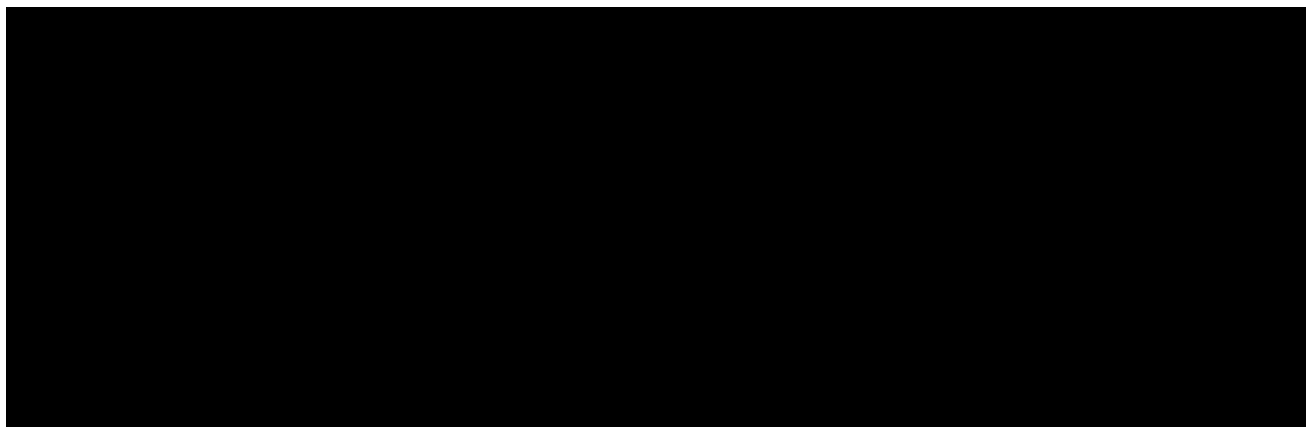
THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	12		15,912,464		15,318,290
Investments	13		2,575,758		2,586,019
			<u>18,488,222</u>		<u>17,904,309</u>
Current assets					
Debtors	14	285,382		75,649	
Cash at bank and in hand		3,238,620		1,856,399	
		<u>3,524,002</u>		<u>1,932,048</u>	
Creditors: amounts falling due within one year	15	(185,582)		(160,068)	
Net current assets			<u>3,338,420</u>		<u>1,771,980</u>
Total assets less current liabilities			<u><u>21,826,642</u></u>		<u><u>19,676,289</u></u>
Income funds					
Restricted funds	17		1,680,655		1,804,524
<u>Unrestricted funds</u>					
Designated funds	20	16,337,098		14,275,673	
General unrestricted funds	19	3,808,879		3,596,081	
Share capital		10		11	
			<u>20,145,987</u>		<u>17,871,765</u>
			<u><u>21,826,642</u></u>		<u><u>19,676,289</u></u>

The notes on pages 15 to 31 form part of these financial statements.



THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash generated from operations	24		653,189		207,551
Investing activities					
Purchase of tangible fixed assets		(1,013,977)		(808,129)	
Proceeds from disposal of tangible fixed assets		1,613,550		658,713	
Purchase of investments		(1,299,467)		(800,959)	
Proceeds from disposal of investments		1,325,645		807,315	
Investment income received		103,282		95,491	
		<u> </u>		<u> </u>	
Net cash generated from/(used in) investing activities			729,033		(47,569)
Financing activities					
Proceeds from issue of shares		1		2	
Redemption of shares		(2)		(3)	
		<u> </u>		<u> </u>	
Net cash used in financing activities			(1)		(1)
Net increase in cash and cash equivalents			1,382,221		159,981
Cash and cash equivalents at beginning of year			1,856,399		1,696,418
			<u> </u>		<u> </u>
Cash and cash equivalents at end of year			<u>3,238,620</u>		<u>1,856,399</u>

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Share capital £	Unrestricted £	Designated £	Restricted £	Total £
Balance at 1 April 2023		12	15,653,828	1,049,756	1,972,452	18,676,048
Year ended 31 March 2024:						
Net income/(expenditure)		-	1,200,970	(212,034)	11,306	1,000,242
Issue of share capital		2	-	-	-	2
Redemption of shares		(3)	-	-	-	(3)
Transfers		-	(13,258,717)	13,437,951	(179,234)	-
Balance at 31 March 2024	17,19,20	11	3,596,081	14,275,673	1,804,524	19,676,289
Year ended 31 March 2025:						
Net income/(expenditure) before transfers		-	570,519	1,180,174	399,661	2,150,354
Transfers		-	(357,721)	881,251	(523,530)	-
Issue of share capital		1	-	-	-	1
Redemption of shares		(2)	-	-	-	(2)
Balance at 31 March 2025	17,19,20	10	3,808,879	16,337,098	1,680,655	21,826,642

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

The Scottish Garden City Housing Society Limited is a Registered Society registered under the Co-Operative and Community Benefit Societies Act 2014 and Registered Charity. Charity number SC008959.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's Constitution, the Co-operative and Community Benefit Societies Act 2014, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended), FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Designated funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives. These funds have been designated to specific purposes by the Trustees.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Costs are allocated to restricted and unrestricted funds according to the use of resources expended.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Property	70 years to residual value (Note: WW1 and WW2 have their initial cost fully depreciated to residual value)
Roof, Render and CWI	70 years
Doors and Windows	30 years
Kitchens and Bathrooms	20 years
Office equipment	3 years

The pre and post 2008 properties transferred from The Scottish Garden City Association were fair valued at the date of transfer in 2021. The fair value was treated as the deemed cost of the properties transferred and as such are not required to be subsequently revalued. In the absence of detailed records of the original cost of individual properties, the cost of property disposed of is arrived at based on average cost.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.10 Financial instruments

The Charity has only financial assets and financial liabilities of a kind that qualify as basic financial instruments.

Basic financial instruments are initially measured at transition value and subsequently measured at their settlement value.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows:

Bad debt provision. This estimate is based on management's knowledge of tenants and historic recoverability of rental income.

Depreciation rates used for fixed assets. These estimates are based on management's assessment of useful economic life.

Residual value of property. This estimate is based on management's assessment of residual value after 70 years.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	3,423	10,000	13,423	16,720	-	16,720

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

4 Income from charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Rental income	2,359,412	-	2,359,412	2,325,657	-	2,325,657
Performance related grants	-	867,134	867,134	-	364,690	364,690
	<u>2,359,412</u>	<u>867,134</u>	<u>3,226,546</u>	<u>2,325,657</u>	<u>364,690</u>	<u>2,690,347</u>

Performance related grants analysis

	2025 £	2024 £
The Armed Forces Covenant Fund Trust	435,392	344,690
The Scottish Veterans Fund	-	20,000
OVA Major Capital Grant	428,242	-
Defence Garden Scheme	3,500	-
	<u>867,134</u>	<u>364,690</u>

Performance related grants

The grant from The Armed Forces Covenant Fund Trust is for reducing veterans homelessness. The grant from The Scottish Veterans Fund is for tenancy sustainment. The OVA Major Capital Grant is for property improvements and renovation. The Defence Garden Scheme for communal garden work.

There is a contingent asset of £126,989 (2024: £562,381) in relation to the grant from The Armed Forces Covenant Fund Trust as this grant is based on performance. There is also a contingent liability in relation to this grant as amounts totalling £29,018 (2024: £128,198) will be paid to Defence Medical Welfare contingent on the receipt of grants from The Armed Force Covenant Fund Trust.

There is a contingent asset of £569,306 (2024: £nil) in relation to the OVA Major Capital Grant as this grant is based on performance.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	103,282	95,491
	<u>103,282</u>	<u>95,491</u>

6 Raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Investment management	16,779	16,140
	<u>16,779</u>	<u>16,140</u>

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

7 Charitable activities in relation to Housing

	2025 £	2024 £
Staff costs	445,987	394,625
Depreciation and impairment	259,950	238,362
Charitable activities	1,638,708	1,648,851
Support and consultancy	1,077	1,406
HR	3,483	1,872
Training	5,638	19,356
Central office	54,063	53,585
Insurance	10,120	7,560
Legal	22,309	32,196
Finance	92,718	101,692
	<u>2,534,053</u>	<u>2,499,505</u>
Grant funding of activities (see note 8)	99,180	78,519
Support costs	77,511	80,669
Governance costs	2,481	5,149
	<u>2,713,225</u>	<u>2,663,842</u>
Analysis by fund		
Unrestricted funds	2,196,056	2,310,458
Restricted funds	517,169	353,384
	<u>2,713,225</u>	<u>2,663,842</u>

8 Grants payable

	Grants payable 2025 £	Grants payable 2024 £
Grants to institutions:		
The Defence Medical Welfare Service	99,180	78,519
	<u>99,180</u>	<u>78,519</u>

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

9	Net movement in funds	2025	2024
		£	£
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the audit of the charity's financial statements	20,430	33,120
	Depreciation of owned tangible fixed assets	259,950	238,362
	Gain on disposal of tangible fixed assets	(1,453,697)	(638,436)
		<u> </u>	<u> </u>

10 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
	12	11
	<u> </u>	<u> </u>

Employment costs

	2025	2024	
	£	£	
	Wages and salaries	386,689	342,720
	Social security costs	33,745	28,911
	Other pension costs	25,553	22,994
		<u> </u>	<u> </u>
		445,987	394,625
		<u> </u>	<u> </u>

An ex gratia payment totalling £nil was made in the reporting period as key employee compensation in order to retain critical service delivery. Authority under part 5.1 of the organisations rules. (2024: £3,649).

After the year end, staff pension contributions of £3,087 were outstanding (2024: £2,042).

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2025	2024	
	Number	Number	
	£70,000 - £80,000	1	1
		<u> </u>	<u> </u>

11 Net gains on investments

	Unrestricted	Unrestricted	
	funds	funds	
	2025	2024	
	£	£	
	Realised and unrealised gains on investments	15,917	239,177
		<u> </u>	<u> </u>

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

12 Tangible fixed assets

	WW1	WW2	Office & IT Equipment	Houses for Heroes	Property Pre 2008	Property Post 2008	Total
	£	£	£	£	£	£	£
Cost							
At 1 April 2024	923,635	3,311,490	24,152	4,768,531	5,709,491	1,584,092	16,321,391
Additions	231,595	723,017	2,311	-	48,295	8,759	1,013,977
Disposals	-	(45,423)	-	-	-	(121,308)	(166,731)
At 31 March 2025	1,155,230	3,989,084	26,463	4,768,531	5,757,786	1,471,543	17,168,637
Depreciation and impairment							
At 1 April 2024	31,217	101,116	17,619	633,601	148,049	71,499	1,003,101
Depreciation charged in the year	23,629	73,195	5,619	61,970	75,908	19,629	259,950
Eliminated in respect of disposals	-	(874)	-	-	-	(6,004)	(6,878)
At 31 March 2025	54,846	173,437	23,238	695,571	223,957	85,124	1,256,173
Carrying amount							
At 31 March 2025	1,100,384	3,815,647	3,225	4,072,960	5,533,829	1,386,419	15,912,464
At 31 March 2024	892,418	3,210,374	6,533	4,134,930	5,561,442	1,512,593	15,318,290

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

12 Tangible fixed assets

(Continued)

Included in WW2 are 16 leasehold properties. (2024: 16 properties) These are included at cost £205,614, total depreciation £4,756 and carrying amount of £200,858. (2024: Cost £160,818, total depreciation £2,090, carrying amount £158,728).

Included in Houses for Heroes are 12 shared ownership properties (2024: 12 properties). These are included at cost £371,956, total depreciation £49,920 and carrying amount of £322,036. (2024: Cost £371,956, total depreciation £45,138 and carrying amount £326,818).

Included in Houses for Heroes are 14 leasehold properties. (2024: 14 properties) These are included at cost £1,387,663, total depreciation £204,510 and carrying amount of £1,183,153. (2024: Cost £1,387,663, total depreciation £186,669 and carrying amount £1,200,994).

Included in Post 2008 is 1 leasehold property. (2024: 1 property) This is included cost £121,308, total depreciation £7,044 and carrying amount of £114,264. (2024: Cost £121,308, total depreciation £5,484 and carrying amount £115,824).

13 Fixed asset investments

	Listed investments £	Cash in portfolio £	Total £
Cost or valuation			
At 1 April 2024	2,540,935	45,084	2,586,019
Additions	1,299,467	-	1,299,467
Valuation changes	(949)	-	(949)
Movement in cash	-	(22,450)	(22,450)
Disposals	(1,286,329)	-	(1,286,329)
At 31 March 2025	<u>2,553,124</u>	<u>22,634</u>	<u>2,575,758</u>
Carrying amount			
At 31 March 2025	<u>2,553,124</u>	<u>22,634</u>	<u>2,575,758</u>
At 31 March 2024	<u>2,540,935</u>	<u>45,084</u>	<u>2,586,019</u>

14 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	122,774	54,673
Other debtors	102,318	4,535
Prepayments and accrued income	60,290	16,441
	<u>285,382</u>	<u>75,649</u>

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

15 Creditors: amounts falling due within one year

	2025 £	2024 £
Other taxation and social security	8,577	8,517
Trade creditors	119,977	90,518
Other creditors	4,783	2,865
Accruals and deferred income	52,245	58,168
	<u>185,582</u>	<u>160,068</u>

16 Retirement benefit schemes

	2025 £	2024 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>25,553</u>	<u>22,994</u>

The Charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Charity in an independently administered fund.

17 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
Post 2008 Properties	1,505,502	39,696	(19,629)	(155,000)	1,370,569
Houses for Heroes Appeal	239,625	-	-	-	239,625
Iraq Veterans' Fund	10,140	-	-	-	10,140
Shawmuir Cottage	15,000	-	(360)	-	14,640
Armed Forces Covenant Fund Trust	34,257	435,392	(440,160)	-	29,489
AFCFT - OVA Major Capital	-	428,242	(53,520)	(368,530)	6,192
OP Cairngorm	-	10,000	-	-	10,000
Defence Gardens Scheme	-	3,500	(3,500)	-	-
	<u>1,804,524</u>	<u>916,830</u>	<u>(517,169)</u>	<u>(523,530)</u>	<u>1,680,655</u>

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

17 Restricted funds (Continued)					
Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	At 31 March 2024
	£	£	£	£	£
Post 2008 Properties	1,525,879	-	(20,377)	-	1,505,502
Houses for Heroes Appeal	239,625	-	-	-	239,625
Houses for Heroes Consortium Funding	179,234	-	-	(179,234)	-
Iraq Veterans' Fund	10,140	-	-	-	10,140
Shawmuir Cottage	17,574	-	(2,574)	-	15,000
Armed Forces Covenant Fund Trust	-	344,690	(310,433)	-	34,257
Scottish Veterans Fund	-	20,000	(20,000)	-	-
	<u>1,972,452</u>	<u>364,690</u>	<u>(353,384)</u>	<u>(179,234)</u>	<u>1,804,524</u>

The Post 2008 Properties fund holds funds restricted in connection with the values of the fixed asset properties.

The Houses for Heroes fund is to enable the Charity to build houses for disabled ex-Service personnel.

The Iraq Veterans' Fund purpose is to provide adaptation to houses for veterans of the war in Iraq.

The Shawmuir Cottage Fund purpose is to provide funding for the refurbishment of Shawmuir Cottage.

The Armed Forces Covenant Fund Trust purpose is to reduce homelessness for Scottish veterans.

The Scottish Veterans Fund purpose is for work in connection with tenancy sustainment.

The transfer in 2024 was authorised for reallocation and used for property improvements, in 2025 to reallocate proceeds from property given for unrestricted purposes and for capital funds released to relevant asset class as work carried out.

OVA Major Capital fund purpose is for property improvements and renovation.

OP Cairngorm fund purpose is to provide outdoor experiences to beneficiaries through Operation Cairngorm.

Defence Gardens Scheme purpose is for maintenance and improvements to communal garden areas.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

18 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
Fund balances at 31 March 2025 are represented by:			
Tangible assets	14,541,895	1,370,569	15,912,464
Investments	2,575,758	-	2,575,758
Net current assets/(liabilities)	3,028,334	310,086	3,338,420
	<u>20,145,987</u>	<u>1,680,655</u>	<u>21,826,642</u>
	<u><u>20,145,987</u></u>	<u><u>1,680,655</u></u>	<u><u>21,826,642</u></u>
	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Fund balances at 31 March 2024 are represented by:			
Tangible assets	13,812,788	1,505,502	15,318,290
Investments	2,586,019	-	2,586,019
Net current assets/(liabilities)	1,472,958	299,022	1,771,980
	<u>17,871,765</u>	<u>1,804,524</u>	<u>19,676,289</u>
	<u><u>17,871,765</u></u>	<u><u>1,804,524</u></u>	<u><u>19,676,289</u></u>

The unrestricted funds include designated funds outlined in note 19.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

19 Unrestricted funds

These are unrestricted funds which are material to the Charity's activities.

	Movement in funds					Movement in funds					
	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers (Losses)/gains £ £		Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Transfers (Losses)/gains £ £		Balance at 31 March 2025 £
Houses for Heroes	4,188,101	-	-	(4,188,101)	-	-	-	-	-	-	-
General Reserve	11,465,727	3,076,354	(2,114,561)	(9,070,616)	239,177	3,596,081	2,533,611	(1,979,009)	(357,721)	15,917	3,808,879

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds							
	Balance at 1 April 2023 £	Resources expended £	Transfers £	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2025 £
Property Development/Property Fund and Repairs & Maintenance	1,039,756	-	(786,328)	253,428	282,800	-	74,923	611,151
OVA Major Capital	-	-	-	-	-	-	183,532	183,532
Selkirk Funds	10,000	(248)	-	9,752	-	-	-	9,752
Capital additions	-	-	79,524	79,524	989,800	-	(380,908)	688,416
WW1 Properties	-	(18,061)	910,479	892,418	-	(23,628)	231,595	1,100,385
WW2 Properties	-	(57,095)	3,267,469	3,210,374	-	(72,321)	677,594	3,815,647
Pre 2008 Properties	-	(74,660)	5,636,101	5,561,441	-	(75,907)	48,295	5,533,829
Post 2008 Properties	-	-	7,092	7,092	-	-	8,759	15,851
Houses for Heroes	-	(61,970)	4,196,900	4,134,930	-	(61,970)	-	4,072,960
Special Projects	-	-	126,714	126,714	141,400	-	37,461	305,575
	<u>1,049,756</u>	<u>(212,034)</u>	<u>13,437,951</u>	<u>14,275,673</u>	<u>1,414,000</u>	<u>(233,826)</u>	<u>881,251</u>	<u>16,337,098</u>

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

20 Designated funds

(Continued)

Property Development Fund / Property Fund and Repairs and Maintenance – For the development of new properties and property improvement projects. Name to be Property Development Fund going forward,

Selkirk Funds – For educational purposes for tenants and families

Capital additions - For capital additions

WW1 Properties - Funds designated to hold the value of the fixed asset properties

WW2 Properties - Funds designated to hold the value of the fixed asset properties

Pre 2008 Properties - Funds designated to hold the value of the fixed asset properties

Post 2008 Properties - Funds designated to hold the value of the fixed asset properties

Houses for Heroes - Funds designated to hold the value of the fixed asset properties

Special Projects - Fund for special projects

OVA Major Capital - Fund to hold 30% contribution to capital works until used.

Transfers - The transfers in the year are mostly to reallocate the value of capital works to the relevant asset class and to reallocate proceeds from property disposals.

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

21 Operating lease commitments

Lessee

At the reporting end date the Charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	85,156	53,093
Between two and five years	311,895	244,049
In over five years	270,807	295,252
	<u>667,858</u>	<u>592,394</u>

Lease payments made in the year amounted to £57,328 (2024: £50,263).

22 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

	2025 £	2024 £
Aggregate compensation	<u>146,478</u>	<u>153,668</u>

2 Trustees were reimbursed travel and accommodation expenses incurred in attending meetings. These totalled £486 for the year to 31 March 2025 (2024: £1,657).

23 Other income

The Other income in the year ended 31 March 2025 includes a £1,453,697 (2024: £638,449) gain on disposal of tangible assets, £14 (2024: £40) bank compensation and £67,479 from an insurance claim (2024: nil).

THE SCOTTISH GARDEN CITY HOUSING SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

24 Cash generated from operations	2025 £	2024 £
Surplus for the year	2,150,354	1,000,242
Adjustments for:		
Investment income recognised in statement of financial activities	(103,282)	(95,491)
Gain on disposal of tangible fixed assets	(1,453,697)	(638,449)
Fair value (gains) and losses on investments	(15,917)	(239,177)
Depreciation and impairment of tangible fixed assets	259,950	238,362
Movements in working capital:		
(Increase) in debtors	(209,733)	(56,667)
Increase/(decrease) in creditors	25,514	(1,269)
Cash generated from operations	<u>653,189</u>	<u>207,551</u>

25 Analysis of changes in net funds

	At 1 April 2024 £	Cash flows	At 31 March 2025 £
Cash at bank and in hand	1,856,399	1,382,221	3,238,620
	<u>1,856,399</u>	<u>1,382,221</u>	<u>3,238,620</u>