

East Lothian Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2026

Registered Social Landlord No. 103

FCA Reference No. 2266R(S)

Scottish Charity No. SC028900

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

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EAST LOTHIAN HOUSING ASSOCIATION LIMITED

BOARD, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2026

BOARD

Brian Logan
Eileen Shand
Iain Atkinson
Shirley Evans
Peter Ewart
Alan Forsyth
Katrina Hamilton
Paul Hillard
Pamela Macleod
David Rose
Maureen Batten
Andrew Philip

Chairperson
Vice Chairperson

Resigned 25 September 2025

Appointed 25 September 2025

EXECUTIVE OFFICER

Martin Pollhammer

Chief Executive

SECRETARY

Karen Barry

REGISTERED OFFICE

18-20 Market Street
Haddington
East Lothian
EH41 3JL

EXTERNAL AUDITORS

TC Group
1 Lochrin Square
92-98 Fountainbridge
Edinburgh
EH3 9QA

INTERNAL AUDITORS

TIAA
Business Assurance Specialists
Artillery House
Fort Fareham
Newgate Lane
PO14 1AH

BANKERS

Royal Bank of Scotland
32 Court Street
Haddington
EH41 3NP

BANKERS

Bank of Scotland
44 Court Street
Haddington
EH41 3NP

SOLICITORS

Anderson Strathern W.S.
1 Rutland Court
Edinburgh
EH3 8EY

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2026

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

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2266R(S)), the Scottish Housing Regulator as a registered social landlord (No. 103) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC028900.

Principal Activities

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

Review of Business and Future Developments

The Association's main activities over the year generated an operating surplus of £2,541,665 (2025: £2,171,251). Following the deduction of finance costs, the Association's activities generated a surplus of £1,367,714 (2025: £1,337,102) for the year before actuarial gains on the defined pension plan of £26,000 (2025: loss of £27,000). The total revenue reserves at 31 March 2026 were £19,730,719 (2025: £18,512,005). The Association's net assets at 31 March 2026 were £19,171,779 (2025: £17,778,086).

During the year the Association spent £3,229,105 (2025: £4,007,136) on the development of new properties. All properties were in the course of construction at the end of the financial year.

The Association spent £3,747,977 (2025: £4,187,976) on the maintenance and improvement of its properties during the year. Of this expenditure £1,485,548 (2025: £1,576,559) was spent on the replacement of components which are accounted for as assets in the Statement of Financial Position.

The pension scheme in which the Association participates saw actuarial gains in the year and its share of these increased the Total Comprehensive Income by £26,000 (2025: (£27,000)).

The Association's wholly owned subsidiary, R3 Repairs Limited, continued to provide maintenance and repair services to the Association, other housing associations and other external customers.

The Board remains satisfied with the Association's financial performance and year-end position, particularly in light of the ongoing challenges faced during the financial year.

Inflation remains above the Bank of England target and interest rates have not reduced as quickly as previously anticipated, continuing to place pressure on borrowing costs, development viability and household finances. The Board recognises that these factors, alongside other emerging challenges, may impact the Association's financial performance and its ability to deliver its strategic objectives.

Key challenges include:

- Securing grant funding to support the development of new affordable homes in an increasingly constrained funding environment.
- Managing the impact of higher-than-anticipated interest rates on borrowing costs, treasury management and the affordability of future development and investment plans.
- Ensuring existing homes meet evolving energy efficiency, decarbonisation and environmental standards while managing the associated investment requirements.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2026

- Responding to ongoing affordability pressures faced by tenants and balancing this with increasing costs of maintaining and improving homes and services.
- Managing the impact of regulatory change, including compliance with enhanced consumer standards and increasing expectations around governance, tenant safety and service delivery.
- Maintaining resilience against growing cyber security and data protection risks through continued investment in technology, staff awareness and security controls.

The Board continues to monitor these risks closely through its strategic planning, risk management and financial forecasting processes.

Board and Executive Officers

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

Each member of the Board holds one fully paid share of £1 in the Association. The Executive Officer 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 charity. Members of the Board are appointed by the members at the Association's Annual General Meeting.

Statement of Board's Responsibilities

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

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

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2026

Going Concern

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

Statement on Internal Financial Control

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

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

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

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Board to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board;
- 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;
- 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 end 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 of £1,000 (2025 - £1,000).

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2026

Disclosure of Information to the Auditor

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

Auditor

A resolution to reappoint the Auditors, TC Group, will be proposed at the Annual General Meeting.

By order of the Board



Brian Logan

Chair

Date: 20 August 2026

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

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

In addition to our audit of the financial statements, we have reviewed your statement on page 4 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

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

Opinion

In our opinion the Statement of Internal Financial Control on page 4 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

Through enquiry of certain members of the Board and 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 controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



TC Group

Statutory Auditors
EDINBURGH

Date: 1/9/2026

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LoTHIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at the 31 March 2026 and of the surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2024.

Basis of Opinion

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

Conclusions relating to going concern

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

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LoTHIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026 (continued)

Other Information (Contd.)

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income and Statement of Financial Position are not in agreement with the books of account of the Association; or
- we have not received all the information and explanations we require for our audit.
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibilities of the Board

As explained more fully in the statement of Board's responsibilities as set out on page 3, the Board is responsible for the preparation of the financial statements and for being satisfied that they give true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board 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.

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

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LoTHIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026 (continued)

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

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

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

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

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

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

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

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

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

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LoTHIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2026 (continued)

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

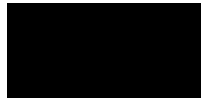
There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance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

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

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

Use of our Report

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



TC Group

Statutory Auditors
EDINBURGH

Date: 1/9/2026

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2026

	Notes	£	2026 £	£	2025 £
Revenue	2		10,929,064		10,831,843
Operating costs	2		8,387,399		8,660,592
OPERATING SURPLUS			2,541,665		2,171,251
(Loss)/Gain on sale of housing stock	7	(33,887)		215,405	
Interest receivable and other income		84,490		55,273	
Interest payable and similar charges	8	(1,295,343)		(1,224,237)	
Movement in fair value of financial instruments	27	108,789		154,410	
Other Finance income/(charges)	11	(38,000)		(35,000)	
			(1,173,951)		(834,149)
SURPLUS FOR THE YEAR			1,367,714		1,337,102
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	19		26,000		(27,000)
TOTAL COMPREHENSIVE INCOME			1,393,714		1,310,102

The results relate wholly to continuing activities.

The notes on pages 15 to 34 form an integral part of these financial statements.

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2026

	Notes	£	2026 £	£	2025 £
NON-CURRENT ASSETS					
Housing properties - depreciated cost	12(a)		79,704,487		77,594,860
Other tangible assets	12(b)		1,131,508		1,267,435
Investments	13		1		1
			<u>80,835,996</u>		<u>78,862,296</u>
CURRENT ASSETS					
Receivables	14	1,879,454		1,281,675	
Cash and cash equivalents	15	2,301,881		3,199,817	
		<u>4,181,335</u>		<u>4,481,492</u>	
CREDITORS: Amounts falling due within one year	16	(3,763,480)		(3,172,796)	
		<u></u>		<u></u>	
NET CURRENT ASSETS			417,855		1,308,696
			<u></u>		<u></u>
TOTAL ASSETS LESS CURRENT LIABILITIES			81,253,851		80,170,992
CREDITORS: Amounts falling due after more than one year	17		(24,432,962)		(25,673,357)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES					
Scottish housing association pension scheme	19	(559,000)		(734,000)	
			(559,000)		(734,000)
DEFERRED INCOME					
Social housing grants	20	(37,090,110)		(35,985,549)	
		<u></u>	(37,090,110)	<u></u>	(35,985,549)
NET ASSETS			<u>19,171,779</u>		<u>17,778,086</u>
EQUITY					
Share capital	21		60		81
Revenue reserves			19,730,719		18,512,005
Pension reserves			(559,000)		(734,000)
			<u>19,171,779</u>		<u>17,778,086</u>

The financial statements were approved by the Board and authorised for issue and signed on their behalf on 20 August 2026.

B. Logan
Chairperson

E. Sharma
Vice Chairperson

K. Barry
Secretary

The notes on pages 15 to 34 form an integral part of these financial statements.

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2026

	Notes	£	2026 £	2025 £
Surplus for the Year			1,367,714	1,337,102
<i>Adjustments for non-cash items:</i>				
Depreciation of tangible fixed assets	9	2,536,319	2,525,460	
Amortisation of capital grants	20	(1,220,947)	(1,534,253)	
Loss/(gain) on disposal of tangible fixed assets		(33,887)	215,405	
Non-cash adjustments to pension provisions		(149,000)	(80,000)	
Change in fair value of SWAP	27	(108,789)	(154,410)	
Amortisation of loan fee finance		(85,476)	-	
Share capital written off	21	(22)	(12)	
			938,198	972,190
Interest receivable			(84,490)	(55,273)
Interest payable	8		1,295,343	1,224,237
Operating cash flows before movements in working capital			3,516,765	3,478,256
Change in debtors		(677,779)	(18,789)	
Change in creditors		527,622	685,346	
			(150,157)	666,557
Net cash inflow from operating activities			3,366,608	4,144,813
Investing Activities				
Acquisition and construction of properties		(4,754,833)	(6,129,779)	
Purchase of other fixed assets		-	(5,220)	
Social housing grant received		2,381,954	1,646,606	
Proceeds on disposal of housing properties		238,521	(105,855)	
Net cash outflow from investing activities			(2,134,358)	(4,594,248)
Financing Activities				
Loan repayments from Subsidiary		80,000	70,000	
Loan Advances Received		-	3,050,000	
Interest received on cash and cash equivalents		84,490	55,273	
Interest paid on loans		(1,281,379)	(1,200,682)	
Loan principal repayments		(1,013,298)	(908,320)	
Share capital issued	21	1	2	
Net cash (outflow) / inflow from financing activities			(2,130,186)	1,066,273
(Decrease)/Increase in cash	22		(897,936)	616,838
Opening cash & cash equivalents			3,199,817	2,582,979
Closing cash & cash equivalents			2,301,881	3,199,817
Cash and cash equivalents as at 31 March				
Cash	22		2,301,881	3,199,817
			2,301,881	3,199,817

The notes on pages 15 to 34 form an integral part of these financial statements.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2026

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2024	91	(787,000)	17,254,903	16,467,994
Issue of shares	2	-	-	2
Cancellation of shares	(12)	-	-	(12)
Other comprehensive income	-	(27,000)	-	(27,000)
Other movements	-	80,000	(80,000)	-
Surplus for the year	-	-	1,337,102	1,337,102
Balance as at 31 March 2025	81	(734,000)	18,512,005	17,778,086
Balance as at 1 April 2025	81	(734,000)	18,512,005	17,778,086
Issue of shares	1	-	-	1
Cancellation of Shares	(22)	-	-	(22)
Other comprehensive income	-	26,000	-	26,000
Other movements	-	149,000	(149,000)	-
Surplus for the year	-	-	1,367,714	1,367,714
Balance as at 31 March 2026	60	(559,000)	19,730,719	19,171,779

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

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

Revenue

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

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

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

Retirement Benefits

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

Going Concern

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

Impairment

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

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

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

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Housing Properties

Housing properties are held for the provision of social housing. Housing properties are stated at cost less accumulated depreciation and impairment losses. Cost includes acquisition of land and buildings and development cost. The Association depreciates housing properties on a straight line basis over the useful life of each major component. Housing under construction and land are not depreciated. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

<i>Component</i>	<i>Useful Economic Life</i>
Core	50 years
Kitchens	15 years
Bathrooms	30 years
Heating	20 years
Windows	30 years

Depreciation and Impairment of Other Tangible Assets

Non-current 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:

<i>Asset Category</i>	<i>Depreciation Rate</i>
Land	0%
Office Premises	4%
Computer Equipment	10%-25%
Office Equipment Fixtures & Fittings	15%-20%
Vans, Tools & Plant	20%-50%

Social Housing Grants and Other Capital Grants

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

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

Sales of Housing Properties

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

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

Taxation

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

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

PRINCIPAL ACCOUNTING POLICIES (continued.)

Leases

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

Works to Existing Properties

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

Capitalisation Of Development Overheads

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

Borrowing Costs

All borrowing costs are expensed to the statement of comprehensive income using the effective interest rate method.

Derivative Financial Instruments

The Association uses an interest rate swap to manage its exposure to interest rate movements. The fair value of these contracts is recorded in the Statement of Financial Position and is determined by discounted future cash flows at the prevailing market rates at the Statement of Financial Position date.

The Association's interest rate swap is not designated as a hedging instrument.

Property Development Cost

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

VAT

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

Financial Instruments - Basic

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

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

Cash and Liquid Resources

Cash comprises cash at bank and in hand, deposits repayable on demand less overdrafts. Liquid resources are current asset investments that can be disposed of without penalty and are readily convertible into amounts of cash at their carrying value.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

PRINCIPAL ACCOUNTING POLICIES (continued.)

Key Judgements and estimates made in the application of Accounting Policies

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

Key Judgements

a) Categorisation of Housing Properties

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

b) Identification of cash generating units

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

c) Financial instrument break clauses

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

d) Pension Liability

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method. Judgements relating to the benefits issue are included in Note 30.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

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

b) Life Cycle of Components

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

c) Useful life of properties, plant and equipment

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

d) Costs of shared ownership

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

e) Defined pension liability

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

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

		2026			2025		
	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	10,621,508	8,172,956	2,448,552	10,319,884	8,293,661	2,026,223
Other Activities	4	307,556	214,443	93,113	511,959	366,931	145,028
Total		10,929,064	8,387,399	2,541,665	10,831,843	8,660,592	2,171,251

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

	General Needs Housing £	Shared Ownership £	2026 Total £	2025 Total £
Revenue from Lettings				
Rent receivable net of service charges	9,407,873	68,395	9,476,268	8,903,648
Service charges receivable	167,524	6,185	173,709	138,343
Gross income from rent and service charges	9,575,397	74,580	9,649,977	9,041,991
Less: Rent losses from voids	41,029	-	41,029	64,375
Less: Key Tenant Scheme Rent Discounts	264,833	-	264,833	252,450
Income from rents and service charges	9,269,535	74,580	9,344,115	8,725,166
Grants released from deferred income	1,205,476	71,917	1,277,393	1,594,718
Total turnover from affordable letting activities	10,475,011	146,497	10,621,508	10,319,884
Expenditure on affordable letting activities				
Management and maintenance administration costs	3,257,671	-	3,257,671	2,887,394
Service costs	164,758	1,472	166,230	138,343
Planned and cyclical maintenance, including major repairs	1,062,130	-	1,062,130	1,191,727
Reactive maintenance costs	1,200,299	-	1,200,299	1,419,690
Bad Debts - rents and service charges	52,049	-	52,049	164,915
Depreciation of affordable let properties	2,434,577	-	2,434,577	2,491,592
Operating costs of affordable letting activities	8,171,484	1,472	8,172,956	8,293,661
Operating surplus on affordable letting activities	2,303,527	145,025	2,448,552	2,026,223
2025	1,841,569	184,654		

There is no other accommodation except for General Needs and Shared Ownership.

The Association spent an additional £1,485,548 (2025: £1,576,559) on the replacement of components (kitchens, bathrooms, windows and heating systems) during the year. This component expenditure was capitalised.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026
NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Grants from Scottish Ministers	Other revenue grants	Other income	Total Turnover	Other operating costs	Operating surplus / (deficit)	Operating surplus / (deficit)
	£	£	£	£	£	2026	2025
Wider role activities	-	-	53,115	53,115	-	53,115	-
Care and Repair Service	5,827	196,324	11,292	213,443	213,443	-	-
Medical adaptations	40,998	-	-	40,998	-	40,998	-
Other activities	-	-	-	-	-	-	146,028
Sponsorship and donations	-	-	-	-	1,000	(1,000)	(1,000)
Total From Other Activities	46,825	196,324	64,407	307,556	214,443	93,113	145,028
2025	44,450	358,243	109,266	511,959	366,931	145,028	

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS (continued)

5. OFFICERS' EMOLUMENTS

	2026 £	2025 £
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	351,332	335,119
Pension contributions made on behalf of Officers with emoluments greater than £60,000	135,837	127,969
Emoluments payable to Chief Executive (excluding pension contributions)	99,573	95,743
Pension contributions paid on behalf of the Chief Executive	38,498	37,018
Total emoluments payable to the Chief Executive	138,071	132,761
Total emoluments paid to key management personnel	487,170	463,088

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

	Number	Number
£100,001 to £110,000	-	3
£110,001 to £120,000	3	-
£120,001 to £130,000	-	-
£130,001 to £140,000	1	1

6. EMPLOYEE INFORMATION

	2026 No.	2025 No.
Average monthly number of full time equivalent persons employed during the year	40	39
Average total number of employees employed during the year	41	41
Staff costs were:	£	£
Wages and salaries	1,750,248	1,657,349
National insurance costs	209,302	160,125
Pension costs	254,022	284,438
Temporary, agency and seconded staff	39,413	80,950
	2,252,985	2,182,862

Included in the above are the costs for 6 employees who were engaged in non-housing association activities (2025: 6).

The Association operates a salary exchange scheme which enables employees to opt to have their pension contributions paid by the Association, in return for an equivalent reduction in their salary.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS (continued)

7. (LOSS) / GAIN ON SALE OF HOUSING STOCK

	2026	2025
	£	£
Sales proceeds	136,562	285,690
Cost of sales	(170,449)	(70,285)
(Loss) / Gain on sale of housing stock	(33,887)	215,405

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2026	2025
	£	£
On housing loans	1,295,343	1,224,237
	1,295,343	1,224,237

9. SURPLUS FOR THE YEAR

	2026	2025
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	2,706,768	2,525,460
Auditors' remuneration - audit services	16,068	15,540
Auditors' remuneration - other services	2,580	2,010
Operating lease rentals - other	6,067	6,067

10. CORPORATION TAX

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

11. OTHER FINANCE INCOME / (CHARGES)

	2026	2025
	£	£
Net interest on pension obligations	(38,000)	(35,000)

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS (continued)

12(a). NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2025	110,196,498	260,037	1,042,917	111,499,452
Additions	1,485,548	3,229,105	-	4,714,653
Disposals	(450,276)	-	(66,330)	(516,606)
At 31 March 2026	111,231,770	3,489,142	976,587	115,697,499
DEPRECIATION				
At 1 April 2025	33,438,786	-	465,806	33,904,592
Charge for year	2,378,153	-	22,239	2,400,392
Disposals	(279,827)	-	(32,145)	(311,972)
At 31 March 2026	35,537,112	-	455,900	35,993,012
NET BOOK VALUE				
At 31 March 2026	75,694,658	3,489,142	520,687	79,704,487
At 31 March 2025	76,757,712	260,037	577,111	77,594,860
Expenditure on Existing Properties			2026 <i>Component replacement</i> £	2025 <i>Component replacement</i> £
Amounts capitalised			1,485,548	1,576,559
Amounts charged to the statement of comprehensive income			2,262,429	2,611,417
			3,747,977	4,187,976

All land and housing properties are heritable.

The Association's lenders have standard securities over housing property with a carry value of £58,214,053 (2025 - £52,061,826).

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

12(b) NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
COST				
At 1 April 2025	1,635,743	45,925	364,949	2,046,617
At 31 March 2026	1,635,743	45,925	364,949	2,046,617
DEPRECIATION				
At 1 April 2025	555,097	21,161	202,924	779,182
Charge for year	52,828	6,884	76,215	135,927
At 31 March 2026	607,925	28,045	279,139	915,109
NET BOOK VALUE				
At 31 March 2026	1,027,818	17,880	85,810	1,131,508
At 31 March 2025	1,080,646	24,764	162,025	1,267,435

13. FIXED ASSET INVESTMENTS

	2026 £	2025 £
Subsidiary undertakings	1	1
	<u>1</u>	<u>1</u>

Subsidiary Undertakings

East Lothian Housing Association Limited has the following wholly owned subsidiary undertakings. The registered office of the subsidiary is 18-20 Market Street, Haddington, East Lothian.

	2026	Profit / (Loss)	2025	Profit / (Loss)
	Reserves £	£	Reserves £	£
R3 Repairs Limited	289,598	58,188	231,409	126,812

14 RECEIVABLES

	2026 £	2025 £
Gross arrears of rent and service charges	402,650	404,394
Less: Provision for doubtful debts	(291,872)	(312,298)
<i>Net arrears of rent and service charges</i>	110,778	92,096
Other receivables	917,947	403,444
Amounts due from group undertakings	640,729	496,135
Loan to subsidiary - Due within one year	90,000	80,000
Loan to subsidiary - Due after more than one year	120,000	210,000
	<u>1,879,454</u>	<u>1,281,675</u>

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

15 CASH AND CASH EQUIVALENTS

	2026 £	2025 £
Cash at bank and in hand	2,301,881	3,199,817
	<u>2,301,881</u>	<u>3,199,817</u>

16 PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Housing loans	1,146,047	1,106,609
Derivative financial instruments	42,723	49,329
Trade payables	996,281	317,146
Rent received in advance	158,788	147,437
Other taxation and social security	50,735	41,188
Amounts due to group undertakings	558,048	687,133
Other payables	507,137	432,730
Accruals and deferred income	303,721	391,224
	<u>3,763,480</u>	<u>3,172,796</u>

17 PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2026 £	2025 £
Housing loans	24,091,182	25,229,394
Derivative financial instruments	341,780	443,963
	<u>24,432,962</u>	<u>25,673,357</u>

18. DEBT ANALYSIS - BORROWINGS

	2026 £	2025 £
Housing loans		
Amounts due within one year	1,146,047	1,106,609
Amounts due in one year or more but less than two years	1,200,106	1,321,233
Amounts due in two years or more but less than five years	3,845,029	3,568,765
Amounts due in more than five years	19,131,523	20,339,396
	<u>25,322,705</u>	<u>26,336,003</u>

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

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable or Fixed
Royal Bank of Scotland	Standard Security over 442 properties	6.691%	2035	Fixed
Royal Bank of Scotland	Standard Security over 442 properties	SONIA + 0.245%	2035	Variable
Royal Bank of Scotland	Standard Security over 37 properties	Base + 0.244%	2027-2031	Variable
Bank of Scotland	Standard Security over 128 properties	Base + 0.3%	2028-2031	Variable
Bank of Scotland	Standard Security over 128 properties	Base + 1.8%	2047	Variable
Nationwide Building Society	Standard Security over 106 properties	3.92% to 4.60%	2041	Fixed
Nationwide Building Society	Standard Security over 106 properties	SONIA + 0.4%	2041	Variable
Triodos Bank	Standard Security over 30 properties	Base + 1.5%	2042	Variable
East Lothian Council	Standard Security over 199 properties	2.81% to 5.40%	2039-2047	Fixed
CAF Bank	Standard Security over 28 properties	Base + 1.6%	2044	Variable

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

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

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

The last triennial valuation of the Scheme was performed as at 30 September 2024 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £689.8m. The valuation revealed a shortfall of assets compared with the value of liabilities of £79.5m (equivalent to a past service funding level of 90%).

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

In 2019 the Pensions Trust, the administrator of the Scheme developed a method of determining the share of assets and liabilities for individual employers. This method was adopted by the Association in 2019 and resulted in an adjustment to the opening pension liability recognised in the statement of financial position of £363,000.

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

	2026	2025	2024
	£	£	£
Fair value of plan assets	5,391,000	5,061,000	5,415,000
Present value of defined benefit obligation	5,950,000	5,795,000	6,202,000
Surplus / (deficit) in plan	(559,000)	(734,000)	(787,000)
Unrecognised surplus	-	-	-
Defined benefit asset / (liability) to be recognised	(559,000)	(734,000)	(787,000)

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2026 £	2025 £
Defined benefit obligation at the start of period	5,795,000	6,202,000
Current service cost	168,000	196,000
Expenses	9,000	9,000
Interest expense	338,000	304,000
Contributions by plan participants	25,925	26,557
Actuarial losses (gains) due to scheme experience	(70,000)	65,000
Actuarial losses (gains) due to changes in demographic assumptions	55,000	-
Actuarial losses (gains) due to changes in financial assumptions	(139,000)	(786,000)
Benefits paid and expenses	(232,000)	(222,000)
Defined benefit obligation at the end of period	5,949,925	5,794,557

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

	2026 £	2025 £
Fair value of plan assets at start of period	5,061,000	5,415,000
Interest income	300,000	269,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(128,000)	(748,000)
Contributions by the employer	364,000	320,000
Contributions by plan participants	25,925	26,557
Benefits paid and expenses	(232,000)	(222,000)
Fair value of plan assets at the end of period	5,390,925	5,060,557

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2025 to 31 March 2026 was £172,000.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2026 £	2025 £
Current service cost	168,000	196,000
Expenses	9,000	9,000
Net interest expense	38,000	35,000
	<u> </u>	<u> </u>
Defined benefit costs recognised in statement of comprehensive income	215,000	240,000
	<u> </u>	<u> </u>

Defined benefit costs recognised in the other comprehensive income

	2026 £	2025 £
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	(128,000)	(748,000)
Experience gains and losses arising on plan liabilities - gain /(loss)	70,000	(65,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	(55,000)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	139,000	786,000
	<u> </u>	<u> </u>
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	26,000	(27,000)
	<u> </u>	<u> </u>
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) - gain / (loss)	-	-
	<u> </u>	<u> </u>

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets

	2026	2025	2024
	£	£	£
Absolute Return	-	-	243,000
Alternative Risk Premia	-	-	195,000
Corporate Bond Fund	-	-	-
Credit Relative Value	-	-	191,000
Distressed Opportunities	-	-	199,000
Emerging Markets Debt	-	-	95,000
Global Equity	712,000	586,000	623,000
Infrastructure	-	1,000	519,000
Insurance-Linked Securities	10,000	19,000	34,000
Liability Driven Investment	1,488,000	1,425,000	1,958,000
Long Lease Property	-	2,000	40,000
Net Current Assets	80,000	7,000	7,000
Private Debt	-	-	218,000
Property	281,000	251,000	229,000
Risk Sharing	-	-	325,000
Secure Income	73,000	117,000	181,000
Opportunistic Illiquid Credit	-	-	215,000
Liquid alternatives	1,031,000	932,000	-
High Yield	-	-	1,000
Real Assets	535,000	604,000	-
Cash	2,000	27,000	140,000
Currency hedging	-	8,000	(2,000)
Private Equity	12,000	4,000	4,000
Private Credit	695,000	631,000	-
Credit	246,000	215,000	-
Investment Grade Credit	226,000	232,000	-
Total assets	5,391,000	5,061,000	5,415,000

Key Assumptions

	2026	2025	2024
Discount Rate	6.1%	5.9%	4.9%
Inflation (RPI)	3.3%	3.1%	3.1%
Inflation (CPI)	3.0%	2.8%	2.8%
Salary Growth	4.0%	3.8%	3.8%
	75% of	75% of	75% of
	maximum	maximum	maximum
Allowance for commutation of pension for cash at retirement	allowance	allowance	allowance

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

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

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS (continued)

20. DEFERRED INCOME

	Social Housing Grants £	Total £
Capital grants received		
At 1 April 2025	63,624,993	63,624,993
Additions in the year	2,381,954	2,381,954
Eliminated on disposal	(56,446)	(56,446)
At 31 March 2026	65,950,501	65,950,501
Amortisation		
At 1 April 2025	27,639,444	27,639,444
Amortisation in year	1,267,389	1,267,389
Eliminated on disposal	(46,442)	(46,442)
At 31 March 2026	28,860,391	28,860,391
Net book value		
At 31 March 2026	37,090,110	37,090,110
At 31 March 2025	35,985,549	35,985,549

Other Grants

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

	2026 £	2025 £
Amounts due within one year	1,248,891	1,585,647
Amounts due in more than one year	35,841,219	34,399,902
	37,090,110	35,985,549

21. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2026 £	2025 £
At 1 April	81	91
Issued in year	1	2
Cancelled in year	(22)	(12)
At 31 March	60	81

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.

EAST LOTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

22 CASH FLOWS

Reconciliation of net cash flow to movement in net debt

	2026		2025	
	£	£	£	£
(Decrease) / increase in cash	(897,936)		616,838	
Cashflow from change in net debt	1,098,774		(2,141,680)	
Movement in net debt during the year		200,838		(1,524,842)
Net debt at 1 April		(23,136,186)		(21,611,344)
Net debt at 31 March		(22,935,348)		(23,136,186)

	At		Other	At
	01 April 2025	Cashflows	Changes	31 March 2026
	£	£	£	£
Cash and cash equivalents	3,199,817	(897,936)	-	2,301,881
	3,199,817	(897,936)	-	2,301,881
Debt: Due within one year	(1,106,609)	1,098,774	(1,138,212)	(1,146,047)
Due after more than one year	(25,229,394)	-	1,138,212	(24,091,182)
Net debt	(23,136,186)	200,838	-	(22,935,348)

23. CAPITAL COMMITMENTS

	2026	2025
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	14,720,756	420,660

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

24. COMMITMENTS UNDER OPERATING LEASES

	2026	2025
	£	£
At the year end, the total minimum lease payments under non-cancellable operating leases		
Other		
Expiring in the next year	1,039	4,965
Expiring later than one year and not later than five years	393	955

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026 NOTES TO THE FINANCIAL STATEMENTS (continued)

25. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 18-20 Market Street, Haddington, East Lothian, EH41 3JL.

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

26. BOARD MEMBER EMOLUMENTS

Board members received £790 (2025 - £847) in the year by way of reimbursement of expenses. No remuneration is paid to members in respect of their duties to the Association.

27. CHANGE IN FAIR VALUE OF FINANCIAL INSTRUMENTS

	2026	2025
	£	£
Opening fair value of derivative financial instruments	493,292	647,702
Change in fair value of derivative financial instruments	(108,789)	(154,410)
	<u>384,503</u>	<u>493,292</u>

Interest rate risk

Bank borrowings are in accordance with the Association's Treasury Management policy and interest rate risk is managed by having a suitable balance of variable and fixed rate borrowings. The interest rate swap forms part of that strategy.

28. HOUSING STOCK

	2026	2025
	No.	No.
The number of units of accommodation in management at the year end was:-		
General needs	1,434	1,434
Shared ownership	26	28
	<u>1,460</u>	<u>1,462</u>

Housing units managed by the Association and leased to another body:

Name of Organisation	Number of Units	
	2026	2025
	No.	No.
Blue Triangle (Glasgow) Housing Association	9	9
East Lothian Council	10	10

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

29 RELATED PARTY TRANSACTIONS

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

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

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

One member of the Board is employed by Anderson Strathern, a firm which provides legal services to the Association. During the year Anderson Strathern was paid £17,212 (2025: £24,535) for legal fees and other professional services under normal commercial terms. £Nil (2025: £6,336) of these fees are included within accruals at 31 March 2026.

During the year, members of the Board, members of the Association's Key Management Personnel and Directors of the Subsidiary used the services of R3 Direct. The total amount due from these parties was £Nil (2025: £99) of which £Nil (2025: £nil) of this balance was outstanding at the Statement of Financial Position date.

During the year, in accordance with formal agreements between it and its Subsidiary, the Association invoiced the Subsidiary for the services provided as follows:

	2026	2025
	£	£
Occupancy charge	7,500	7,500
Recharge for share of management and administration costs	344,754	347,509
Interest on loan	23,321	32,210

The Association procured repairs and maintenance services to a total cost of £3,638,652 (2025: £3,619,175) for the year from its Subsidiary. All transactions were made at arms length and under normal commercial terms.

The Association has provided a loan of £210,000 (2025: £290,000), under the terms of a formal agreement, to its Subsidiary. In addition the Subsidiary was due the sum of £558,048 (2025: £496,135) to the Association and the Association due the sum of £640,728 (2025: £687,133) to its Subsidiary during the year, for services provided but not yet settled.

The terms of the loan were amended in 2018 and the facility was increased to £1,100,000.

During the year, the Association made charitable donations of £1,000 (2025: £1,000) to the East Lothian Care & Repair Charitable Trust. David Rose, member of the ELHA Board, is a Trustee of this Trust.

EAST LoTHIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

NOTES TO THE FINANCIAL STATEMENTS (continued)

30 CONTINGENT LIABILITY

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items.

The High Court test case concluded in June 2026, but judgement has not been passed. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.