Landlord Name:	Ochil View Housing Association Ltd
RSL Reg No.:	213
Report generated date:	17/09/2026 16:02:40

Approval

A1.1	Date approved	30/07/2026
A1.2	Approver	Sheila Traynor
A1.3	Approver job title	Director of Finance and Corporate Services

Scottish Housing Regulator

STATEMENT OF COMPREHENSIVE INCOME

	Current Year	Prior Year
	£'000	£'000
Turnover	8,982.1	8,719.9
Operating costs	(6,977.0)	(6,523.2)
Gain/(loss) on disposal of property, plant and equipment	0.0	0.0
Exceptional items	0.0	0.0
Operating surplus/(deficit)	2,005.1	2,196.7
Share of operating surplus/(deficit) in joint ventures and associates	0.0	0.0
Interest receivable	302.3	367.6
Interest payable	(490.9)	(525.8)
Other financing (costs)/income	60.5	66.2
Release of negative goodwill	0.0	0.0
Movement in fair value of financial instruments	0.0	0.0
Decrease in valuation of housing properties	0.0	0.0
Reversal of previous decrease in valuation of housing properties	0.0	0.0
Total	(128.1)	(92.0)
Surplus/(deficit) before tax	1,877.0	2,104.7
Tax (payable)/recoverable	0.0	0.0
Surplus/(deficit) for the year	1,877.0	2,104.7
Actuarial (loss)/gain in respect of pension schemes	63.0	25.0
Change in fair value of hedged financial instruments	0.0	0.0
Total comprehensive income for the year	1,940.0	2,129.7

STATEMENT OF CHANGES IN EQUITY

	Share capital	Revenue reserve Restricted fund	Revenue reserve Unrestricted fund	Restricted reserve	Revaluation reserve
	£'000	£'000	£'000	£'000	£'000
Balance at end of the previous year	0.0	0.0	16,948.8	0.0	0.0
Opening balance adjustments	0.0	0.0	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	0.0	0.0	1,940.0	0.0	0.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0	0.0	0.0
Balance at end of the current year	0.0	0.0	18,888.8	0.0	0.0

	Total excluding non-controlling interest	Non-controlling interest	Total including non-controlling interest
	£'000	£'000	£'000
Balance at end of the previous year	16,948.8	0.0	16,948.8
Opening balance adjustments	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	1,940.0	0.0	1,940.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0
Balance at end of the current year	18,888.8	0.0	18,888.8

Scottish Housing Regulator

STATEMENT OF FINANCIAL POSITION

	Current Year	Prior Year
	£'000	£'000
Non-current assets		
Intangible assets and goodwill	0.0	0.0
Housing properties - NBV	58,244.7	58,489.7
Negative goodwill	0.0	0.0
Net housing assets	58,244.7	58,489.7
Non-current investments	0.0	0.0
Other plant, property and equipment	465.7	471.4
Investments in joint ventures and associates	0.0	0.0
Total non-current assets	58,710.4	58,961.1
Receivables due after more than one year	0.0	0.0
Current assets		
Investments	0.0	0.0
Stock and work in progress	0.0	0.0
Trade and other receivables due within one year	389.9	533.9
Cash and cash equivalents	10,228.7	10,361.9
Total current assets	10,618.6	10,895.8
Payables: amounts falling due within one year	(2,185.5)	(2,485.3)
Deferred income: amounts falling due within one year		
Scottish housing grants (SHG)	(878.2)	(833.2)
Other grants	(15.9)	(16.3)
Total deferred income: amounts falling due within one year	(894.1)	(849.5)
Net current assets/(liabilities)	7,539.0	7,561.0
Total assets less current liabilities	66,249.4	66,522.1
Payables: amounts falling due after more than one year	(17,251.5)	(18,731.4)
Provisions	0.0	0.0
Pension asset/(liability)	(400.0)	(528.0)
Deferred income: amounts falling due after more than one year		
Scottish housing grants (SHG)	(28,796.4)	(29,376.7)
Other grants	(912.7)	(937.2)
Total deferred income: amounts falling due after more than one year	(29,709.1)	(30,313.9)
Total long term liabilities	(47,360.6)	(49,573.3)
Net assets	18,888.8	16,948.8
Capital and reserves		
Share capital	0.0	0.0
Revaluation reserves	0.0	0.0
Restricted reserves	0.0	0.0
Revenue reserves	18,888.8	16,948.8
Total reserves	18,888.8	16,948.8

Scottish Housing Regulator

STATEMENT OF CASH FLOWS

	Current Year	Prior Year
	£'000	£'000
Net cash inflow/(outflow) from operating activities	3,068.5	3,539.6
Tax (paid)/refunded	0.0	0.0
Cash flow from investing activities		
Acquisition and construction of properties	(1,708.6)	(1,149.9)
Purchase of other non-current assets	(29.5)	(15.7)
Sales of properties	0.0	0.0
Sales of other non-current assets	0.0	0.0
Capital grants received	300.0	273.9
Capital grants repaid	(10.8)	(2.7)
Interest received	302.3	367.6
Net cash inflow/(outflow) from investing activities	(1,146.6)	(526.8)
Cash flow from financing activities		
Interest paid	(490.9)	(525.8)
Interest element of finance lease rental payment	0.0	0.0
Share capital received/(repaid)	0.0	0.0
Funding drawn down	0.0	0.0
Funding repaid	(1,564.2)	(1,566.9)
Early repayment and associated charges	0.0	0.0
Capital element of finance lease rental payments	0.0	0.0
Withdrawal from deposits	0.0	0.0
Net cash inflow/(outflow) from financing activities	(2,055.1)	(2,092.7)
Net change in cash and cash equivalents	(133.2)	920.1
Cash and cash equivalents at end of the previous year	10,361.9	9,441.8
Cash and cash equivalents Opening balance adjustment	0.0	0.0
Cash and cash equivalents at end of the current year	10,228.7	10,361.9

Particulars of turnover, operating costs and operating surplus or deficit – Current Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	8,960.5	(6,901.8)	2,058.7
Other activities	21.6	(75.2)	(53.6)
Total	8,982.1	(6,977.0)	2,005.1

Particulars of turnover, operating costs and operating surplus or deficit – Prior Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	8,698.0	(6,461.5)	2,236.5
Other activities	21.9	(61.7)	(39.8)
Total	8,719.9	(6,523.2)	2,196.7

Scottish Housing Regulator

Particulars of turnover, operating costs and operating surplus or deficit from affordable letting activities

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
	£'000	£'000	£'000	£'000	£'000	£'000
Rent receivable	7,893.2	0.0	36.0	0.0	7,929.2	7,685.8
Service charges	0.0	0.0	0.0	0.0	0.0	0.0
Gross income	7,893.2	0.0	36.0	0.0	7,929.2	7,685.8
Voids	(44.9)	0.0	0.0	0.0	(44.9)	(33.4)
Net income	7,848.3	0.0	36.0	0.0	7,884.3	7,652.4
Grants released from deferred income	860.1	0.0	0.0	0.0	860.1	852.1
Revenue grants from Scottish Ministers	216.1	0.0	0.0	0.0	216.1	193.5
Other revenue grants	0.0	0.0	0.0	0.0	0.0	0.0
Total turnover: letting	8,924.5	0.0	36.0	0.0	8,960.5	8,698.0
Management and maintenance administration costs	(2,552.2)	0.0	(10.6)	0.0	(2,562.8)	(2,370.2)
Service costs	(241.5)	0.0	(4.4)	0.0	(245.9)	(268.2)
Planned maintenance	(1,053.1)	0.0	0.0	0.0	(1,053.1)	(784.0)
Reactive maintenance	(1,097.6)	0.0	0.0	0.0	(1,097.6)	(1,005.1)
Bad debts written (off)/back	11.2	0.0	0.0	0.0	11.2	(28.6)
Depreciation: housing	(1,945.6)	0.0	(8.0)	0.0	(1,953.6)	(2,005.4)
Impairment	0.0	0.0	0.0	0.0	0.0	0.0
Operating costs	(6,878.8)	0.0	(23.0)	0.0	(6,901.8)	(6,461.5)
Operating surplus/(deficit)	2,045.7	0.0	13.0	0.0	2,058.7	2,236.5

Prior Year

Total turnover: letting	8,662.3	0.0	35.7	0.0
Operating costs	(6,402.8)	0.0	(58.7)	0.0
Operating surplus/(deficit)	2,259.5	0.0	(23.0)	0.0

Particulars of turnover, operating costs and operating surplus or deficit from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total turnover	Other operating costs	Current Year Operating surplus/(deficit)	Prior Year Operating surplus/(deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Wider role	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Care and repair	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Investment property activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Factoring	0.0	0.0	0.0	16.1	16.1	(12.6)	3.5	(0.3)
Support activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Care activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contracted out services undertaken for RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contracted out services undertaken for others	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developments for sale to RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developments for sale to non-RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncapitalised development administration costs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other activities	0.0	0.0	0.0	5.5	5.5	(62.6)	(57.1)	(39.5)
Current Year Total	0.0	0.0	0.0	21.6	21.6	(75.2)	(53.6)	
Prior Year Total	0.0	0.0	0.0	21.9	21.9	(61.7)	(39.8)	

ANALYSIS - UNITS

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
Units owned and managed at year end	1,468	0	13	0	1,481	1,474
Units managed, not owned at year end	0	0	0	0	0	0
Units owned, not managed at year end	0	0	0	0	0	0
Units held for demolition at year end	0	0		0	0	0
Total units owned / managed	1,468	0	13	0	1,481	1,474

COST PER UNIT - Current Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,739	-	£815	-	£1,730
Planned maintenance	£717	-	£0	-	£711
Reactive maintenance	£748	-	£0	-	£741
Total direct maintenance	£1,465	-	£0	-	£1,452
Total management & maintenance	£3,204	-	£815	-	£3,183

COST PER UNIT - Prior Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,594	-	£3,177	-	£1,608
Planned maintenance	£537	-	£0	-	£532
Reactive maintenance	£688	-	£0	-	£682
Total direct maintenance	£1,225	-	£0	-	£1,214
Total management & maintenance	£2,819	-	£3,177	-	£2,822

SUPPLEMENTARY ITEMS

	Current Year	Prior Year
	£'000	£'000
Chief Executive emoluments excluding pension contributions	79.8	77.2
Total key management personnel emoluments	387.9	371.6
Total staff costs	1,646.5	1,532.3
External auditors' fees – audit	17.2	16.7
External auditors' fees – other	0.0	0.0
Capitalised maintenance costs	903.9	607.5
Capitalised development administration costs	0.0	0.0
Capitalised interest costs	0.0	0.0
Accumulated depreciation	35,044.4	33,538.3
Receivables - gross rental	259.1	290.9
Receivables – bad debt provision	(237.7)	(266.4)
Receivables - net rental	21.4	24.5
Total Pension deficit recovery payments due	0.0	0.0
Housing loans due within one year	1,561.4	1,562.1
Housing loans due after more than one year	17,167.9	18,731.4
Other loans due within one year	0.0	0.0
Other loans due after more than one year	0.0	0.0
Overdraft / bridging finance	0.0	0.0
Intra-group loans due within one year	0.0	0.0
Intra-group loans due after more than one year	0.0	0.0
Intra-group lending	0.0	0.0
Intra-group receivables (trading)	0.0	0.0
Other intra-group payables (trading)	0.0	0.0

Scottish Housing Regulator

CONTEXTUAL INFORMATION

Accounting year end	March	
Date financial statements authorised	30/07/2026	
Are the financial statements qualified?	No	
Were there any emphasis of matter points raised in the audit report?	No	
External auditors' name	Alexander Sloan	
Number of years since a full procurement exercise was undertaken for the external auditor	4	
Internal auditors' name	TIAA	
Number of years since a full procurement exercise was undertaken for the internal auditor	4	
Do you have an Audit Committee?	Yes	
Do you have a Treasury Management Strategy?	Yes	
How do you account for capital grant income?	Accruals method	
Calendar year of last housing asset revaluation	-	
Contingent liabilities	Legal action	✓
	LSVT contract compliance	
	Pension	✓
	Repayment of SHG	
	Other	✓
	None	
SHAPS financial assessment risk rating	Low	
Are you appealing this risk rating?	No	
How many staff members not currently contributing to any scheme?	0	

Staff Pension Schemes

Which scheme(s) are you members of?	Open to new members?	How many participating members in each scheme?
SHAPS CARE 70th	✓	16
SHAPS DC	✓	15

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
Activities					
Activities					
Activities					

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
Activities					
Activities					
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SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
Activities					
Activities					
Activities					

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
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Activities					
Activities					
Activities					

SUBSIDIARIES AND CONNECTED ORGANISATIONS - SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Company Turnover £'000	Company Operating surplus/(deficit) £'000	Company Net assets £'000
Activities					
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CONNECTED ORGANISATIONS

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RATIOS

	Current Year	Prior Year	Prior Year Sector Median
Financial capacity			
Interest cover	686.7%	743.1%	362.0%
Gearing	45.0%	58.6%	39.2%
Efficiency			
Voids	0.6%	0.4%	0.6%
Gross arrears	3.3%	3.8%	3.8%
Net arrears	0.3%	0.3%	1.8%
Bad debts	(0.1%)	0.4%	0.4%
Staff costs / turnover	18.3%	17.6%	20.6%
Key management personnel / staff costs	23.6%	24.3%	15.8%
Turnover per unit	£6,065	£5,916	£6,173
Responsive repairs to planned maintenance ratio	1.8	1.4	1.8
Liquidity			
Current ratio	3.4	3.3	1.6
Profitability			
Gross surplus / (deficit)	22.3%	25.2%	17.9%
Net surplus / (deficit)	20.9%	24.1%	9.3%
EBITDA / revenue	34.0%	41.2%	24.9%
EBITDA exc. deferred grant	24.4%	31.5%	14.9%
Financing			
Debt burden ratio	2.1	2.3	1.5
Net debt per unit	£5,740	£6,738	£6,944
Debt per unit	£12,646	£13,768	£9,583
Diversification			
Income from non-rental activities-	12.2%	12.2%	16.5%

Comments

Page	Field	Comment
SOCI	Other financing (costs)/income	Exceptional item (release of breakage costs) £88.5k less £28k other finance charges per the Pensions Trust accounting report
SOCI	Actuarial (loss)/gain in respect of pension schemes	Actuarial gain
SOCF	Acquisition and construction of properties	Split as £804.7k for six properties were purchased on the open market and £903.9k for component replacements
SOCF	Capital grants repaid	Grants eliminated on disposal of components
Analysis - Affordable Lettings	Voids	Voids performance decreased since the prior year with re-let days increasing from 24 to 29 days due to contractor issues.
Analysis - Affordable Lettings	Planned maintenance	Increased from prior year mainly due to £203k increase in door entry upgrade costs in 2025/26 as the planned contract commenced at the end of 2024/25. Also cladding survey costs of £50k were incurred in 2025/26 (which is being funded by a Scottish Government cladding remediation grant)
Analysis - Affordable Lettings	Bad debts written (off)/back	This is a positive figure as the reduction in the bad debt provision of £28.8k was lower than the rent written off during the year of £24.2k plus credit balances written off remaining on tenants accounts.
Analysis - Other Activities	Factoring	Small surplus reported in the year.
Analysis - Other Activities	Other activities	Cost figure relates to recharge repairs write off in 2025-26
Supplementary Items	Capitalised maintenance costs	The key areas of this component maintenance cost was replacements of windows and doors (£518k), bathrooms (£167k), kitchens (£145k) and boilers (£53k).
Contextual Information	Full procurement exercise undertaken for external auditor	Last procurement exercise was carried out in 2018 and the number of years input on the 2024/25 AFS was 3 with a comment that was actually 7 years. It is now 8 years

Page	Field	Comment
Contextual Information	Full procurement exercise undertaken for internal auditor	Last procurement exercise was carried out in 2021
Contextual Information	How many staff members not currently contributing to a pension scheme?	Staff member was auto enrolled in June 2025 and so the number not in a pension scheme is 0.