

Company registration number SC264883 (Scotland)

PAISLEY SOUTH PROPERTY SERVICES LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026



TC Group
Business Advisors & Accountants
180 St Vincent Street
Glasgow
G2 5SG

PAISLEY SOUTH PROPERTY SERVICES LIMITED

COMPANY INFORMATION

Directors	Sandra Loney Emmanuel Dufegha D Dempsey K McMillan	(Appointed 20 March 2026) (Appointed 20 March 2026)
Secretary	Sandra Loney	
Company number	SC264883	
Registered office	2 Lawn Street Paisley PA1 1HA	
Auditor	TC Group Business Advisors & Accountants 180 St Vincent Street Glasgow G2 5SG	

PAISLEY SOUTH PROPERTY SERVICES LIMITED

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PAISLEY SOUTH PROPERTY SERVICES LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2026

The directors present their annual report and financial statements for the year ended 31 March 2026.

Principal activities

The principal activity of the company continued to be that of residents property management.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Sandra Loney	
Ian Johnstone	(Resigned 9 January 2026)
Emmanuel Dufegha	
D Dempsey	(Appointed 20 March 2026)
K McMillan	(Appointed 20 March 2026)

Auditor

The auditors, TC Group, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

.....
Emmanuel Dufegha

Director

Date:

PAISLEY SOUTH PROPERTY SERVICES LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 2026

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

PAISLEY SOUTH PROPERTY SERVICES LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PAISLEY SOUTH PROPERTY SERVICES LIMITED

Opinion

We have audited the financial statements of Paisley South Property Services Limited (the 'company') for the year ended 31 March 2026 which comprise the profit and loss account, the statement of comprehensive income, the balance sheet, 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 state of the company's affairs as at 31 March 2026 and of its loss 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 Companies Act 2006.

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 company 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 directors' 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 company'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 directors 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 directors are responsible for the other information contained within the annual report. 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. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

PAISLEY SOUTH PROPERTY SERVICES LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PAISLEY SOUTH PROPERTY SERVICES LIMITED (CONTINUED)

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- 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 requirements to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors 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 directors 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 directors are responsible for assessing the company'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 directors either intend to liquidate the company 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. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

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 identified the laws and regulations applicable to the company through discussions with directors and other management, and from our wider knowledge and experience of the 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 company, including the Companies Act 2006 and taxation legislation.
- 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.

PAISLEY SOUTH PROPERTY SERVICES LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PAISLEY SOUTH PROPERTY SERVICES LIMITED (CONTINUED)

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

- making enquiries of management 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 2 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;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- requesting correspondence with HMRC and the company's legal advisors.

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

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company'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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Allison Devine BSc CA (Senior Statutory Auditor)

For and on behalf of TC Group, Statutory Auditor

Business Advisors & Accountants

180 St Vincent Street

Glasgow

G2 5SG

Date:

PAISLEY SOUTH PROPERTY SERVICES LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2026

	Notes	2026 £	2025 £
Turnover		63,347	61,776
Administrative expenses		(63,710)	(61,440)
(Loss)/profit before taxation		(363)	336
Tax on (loss)/profit	5	-	-
(Loss)/profit for the financial year		(363)	336

The profit and loss account has been prepared on the basis that all operations are continuing operations.

PAISLEY SOUTH PROPERTY SERVICES LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2026

	2026 £	2025 £
(Loss)/profit for the year	(363)	336
Other comprehensive income	-	-
Total comprehensive income for the year	(363)	336

PAISLEY SOUTH PROPERTY SERVICES LIMITED

BALANCE SHEET

AS AT 31 MARCH 2026

	Notes	2026 £	£	2025 £	£
Current assets					
Debtors	6	46,459		38,093	
Cash at bank and in hand		76,112		48,276	
		<u>122,571</u>		<u>86,369</u>	
Creditors: amounts falling due within one year	7	(115,539)		(78,974)	
Net current assets			7,032		7,395
Capital and reserves					
Called up share capital	8		2		2
Profit and loss reserves			7,030		7,393
Total equity			<u>7,032</u>		<u>7,395</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on and are signed on its behalf by:

.....
Emmanuel Dufegha
Director

Company registration number SC264883 (Scotland)

PAISLEY SOUTH PROPERTY SERVICES LIMITED

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

	Share capital	Profit and loss reserves	Total
	£	£	£
Balance at 1 April 2024	2	7,057	7,059
Year ended 31 March 2025:			
Profit and total comprehensive income	-	336	336
Balance at 31 March 2025	2	7,393	7,395
Year ended 31 March 2026:			
Loss and total comprehensive income	-	(363)	(363)
Balance at 31 March 2026	2	7,030	7,032

PAISLEY SOUTH PROPERTY SERVICES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

1 Accounting policies

Company information

Paisley South Property Services Limited is a private company limited by shares incorporated in Scotland. The registered office is 2 Lawn Street, Paisley, PA1 1HA.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

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

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

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

1.3 Turnover

Revenue comprises sales of goods or services provided to customers net of value added tax and other sales taxes, less an appropriate deduction for actual and expected returns and discounts. Revenue is recognised when performance obligations are satisfied and the control of goods or services is transferred to the buyer. Where the performance obligation is satisfied over time, revenue is recognised in accordance with its progress towards complete satisfaction of that performance obligation.

When cash inflows are deferred and represent a financing arrangement, the promised consideration is adjusted for the effects of the time value of money, which is recognised as interest income.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

1.4 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

PAISLEY SOUTH PROPERTY SERVICES LIMITED

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

1 Accounting policies

(Continued)

Basic financial liabilities

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

1.6 Share Capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors 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

The company provides for debtors, when there is evidence or indication that the full or part of a receivable collection is not probable. The company's management periodically reassesses the adequacy of the bad debt provision taking into account the level and age of the debt.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2026 Number	2025 Number
Total	-	-

PAISLEY SOUTH PROPERTY SERVICES LIMITED

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

3 Employees

(Continued)

Paisley South Property Services does not directly employ any staff. Staff are employed by Paisley Housing Association, with recharges made via management fees from the parent association.

4 Auditor's remuneration

	2026 £	2025 £
Fees payable to the company's auditor and associates:		
For audit services		
Audit of the financial statements of the company	3,600	2,320
For other services		
Other taxation services	600	420

5 Taxation

The actual charge for the year can be reconciled to the expected (credit)/charge for the year based on the surplus or deficit and the standard rate of tax as follows:

	2026 £	2025 £
(Loss)/profit before taxation	(363)	336
Expected tax (credit)/charge based on the standard rate of corporation tax in the UK of 25.00% (2025: 25.00%)	(91)	84
Tax effect of utilisation of tax losses not previously recognised	-	(84)
Unutilised tax losses carried forward	91	-
Taxation charge for the year	-	-

6 Debtors

	2026 £	2025 £
Amounts falling due within one year:		
Trade debtors	15,363	18,754
Other debtors	29,264	19,339
Prepayments and accrued income	1,832	-
	46,459	38,093

PAISLEY SOUTH PROPERTY SERVICES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2026

7 Creditors: amounts falling due within one year

	2026 £	2025 £
Amounts owed to group undertakings	101,460	70,744
Other creditors	14,079	8,230
	<u>115,539</u>	<u>78,974</u>

8 Share capital

	2026 £	2025 £
Ordinary share capital		
Issued and fully paid		
2 Ordinary Shares of £1 each	<u>2</u>	<u>2</u>

9 Related party transactions

Summary of transactions with parent

Included within creditors is £101,460 (2025: £70,744) due to Paisley Housing Association (PHA), the company's parent organisation. As at 31 March 2026 there were no balances due to the company from Paisley Housing Association.

During the year, Paisley Housing Association charged the company a management fee for staff and administration of £48,790 (2025: £51,680).

In addition, the following recharges were made to Paisley South Property Services, for expenditure contracted/borne by the Association in respect of factored properties managed by PSPS:

- Repairs: £89,961 (2025: £96,136)
- Insurance: £57,071 (2025: £54,967)

The Directors of Paisley South Property Services Limited have approved a Gift Aid distribution of £Nil (2025: £Nil) to Paisley Housing Association.

10 Ultimate controlling party

The company's parent undertaking is Paisley Housing Association Limited, a registered social landlord (registration number HCB166), incorporated in Scotland. Paisley Housing Association is registered as a Scottish Charity under the registration number SC035589.

PAISLEY SOUTH PROPERTY SERVICES LIMITED

DETAILED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2026

	2026	2026	2025	2025
	£	£	£	£
Turnover				
Factoring Management Fees		63,347		61,776
Administrative expenses				
Staff training	45		265	
Management charge	48,790		51,680	
Professional indemnity insurance	3,347		3,347	
Legal and professional fees	1,095		420	
Audit fees	4,200		2,740	
Bank charges	1,604		2,529	
Bad and doubtful debts	2,552		446	
Printing and stationery	576		-	
Advertising	1,470		-	
Sundry expenses	31		13	
		(63,710)		(61,440)
Operating (loss)/profit		(363)		336
