TRUSTEES' REPORT AND FINANCIAL STATEMENTS

For the year ended

31 March 2026

The Wheatley Foundation Limited

(Registered Company No. SC461602)
(Registered Charity No. SC046607)

TRUSTEEES' REPORT

STRATEGIC REPORT

The Trustees, who are also the Directors, present their annual report and the audited financial statements for the financial year ended 31 March 2026.

Principal activities

The Wheatley Foundation Limited ("Wheatley Foundation" or "the Charity") is a wholly owned subsidiary of the Wheatley Housing Group Limited ("Wheatley Group"). The Wheatley Housing Group Limited is a company limited by guarantee and registered in Scotland under the Companies Act (company registration number SC426094), having its registered office at Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL. It is registered with the Scottish Housing Regulator as a registered social landlord (number 363).

The principal office of the Wheatley Foundation is Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL.

The Trustees serving during the year and since the year end are detailed on page 6.

The Wheatley Foundation's charitable aim is to support customers of Wheatley Group who are disadvantaged. Donations from certain Wheatley Group subsidiaries, as well as external funding, are used to help our customers, many of them vulnerable, in five key areas of life: social exclusion and tackling poverty; employability; education; digital inclusion; and sports and art.

Wheatley Foundation annual highlights

In 2025/26, the Wheatley Foundation supported more than 13,600 households to remain secure at home, reduce financial pressure and access opportunities for work and learning, with a continued focus on early intervention, prevention and strengthening resilience.

The Wheatley Foundation invested £9.2m in Wheatley Group communities and secured more than £2.3m of external funding, with our programmes generating £18m of social value.

Demand for support remained high, reflecting the ongoing pressures on household finances and persistent inequalities. In response we continued to prioritise practical, targeted support to mitigate risk, stabilise tenancies and create pathways to opportunity.

As Wheatley Group begins the next stage of its journey, guided by its new five-year strategy *'Making homes and lives better'*, the Foundation remains focused on responding to customers' changing needs and addressing the challenges ahead.

Here are some of the highlights of the year:

Reducing poverty and financial insecurity

In 2025/26, the Wheatley Foundation delivered 18,077 instances of direct support to reduce financial pressure and support customers to remain secure in their homes. Our Financial Wellbeing team supported 7,538 tenants, helping them secure more than £19.0m in financial gains, almost 40% of which was applied directly to rent payments.

My Great Start supported 974 new customers over the year, helping them manage benefits, debt and household finances, generating £1.2m in financial gains. Our Helping Hand Fund provided more than 4,600 households with direct rent support while more than 1,600 people were supported to access affordable food and essential household items through community larders and pantries.

The Helping Hand Fund continued to support customers most in need through direct rent support, with this assistance set to continue in 2026/27.

TRUSTEES' REPORT (CONTINUED)

STRATEGIC REPORT (continued)

Our Home Comforts initiative delivered 3,551 items of recycled furniture and white goods to 1,031 customers over the year, helping divert 145 tonnes of goods from landfill. Starter Packs also helped 801 customers settle into their new homes by providing bedding, crockery, cookware and other essential items. In addition, donations and other support helped more than 1,800 people enjoy Christmas.

Jobs, training and learning

Wheatley Works helped deliver 1,283 jobs and training opportunities for over 1,000 people in 2025/26, 74% of which went to people in Wheatley homes.

This included:

- 143 people who took part in our Environmental Roots programme, combining accredited training with work experience on Wheatley's NETs teams, with 62% progressing into a Modern Apprenticeship or Changing Lives trainee role with Wheatley;
- 79 people who moved from our Changing Lives or Environmental Apprenticeship programmes into work, representing a 44% increase from last year;
- 99 people facing barriers linked to homelessness, addictions or the criminal justice system were supported by Way Ahead Glasgow to access 86 training opportunities and 28 jobs;
- 108 people were helped with personal development, skills and work readiness through Progress for Parents; and
- 52 young people received tailored employability support through Moving Forward Edinburgh, with participants accessing 87 jobs and training opportunities.

Wheatley Works also supported 434 external jobs, apprenticeships and training opportunities, with employers including Edinburgh City Council, Huntswood and Security Scotland. In addition, Wheatley Group's community benefits programme delivered 52 work placements, 14 jobs and one apprenticeship.

The Wheatley Foundation awarded education bursaries to 63 people from our homes and communities, helping with the cost of travel, living expenses, study materials, childcare and tuition fees. Of those, 21 also received refurbished digital devices through our Techshare programme.

The John Wheatley Learning Network, comprising 32 community-based learning centres, supported 2,178 people with free internet access and digital learning in areas including music, web design, word processing and photography.

Children and young people

In 2025/26, 3,245 children and young people took part in targeted programmes focused on education, learning and diversionary activities, helping to build confidence and develop skills.

Through the Dolly Parton Imagination Library, we delivered 6,352 books to 664 children under five living in our homes, bringing the total number of books gifted since 2016 to more than 50,000.

We also continued our partnership with MCR Pathways, a schools-based mentoring programme. Across the Wheatley Group and City Building (Glasgow) LLP, 34 staff are now volunteer mentors, with young people also accessing work experience and

As well as this:

- 303 young people in Glasgow received flexible financial support through a 'wee bursary';
- 735 young people took part in learning and leisure-based activities in 'youth access' sessions;
- 90 young people in Edinburgh took part in weekly activity sessions through Friday Night Lights; and

TRUSTEES' REPORT (CONTINUED)

STRATEGIC REPORT (continued)

- 178 school pupils took part in taster sessions and site visits through Construction Aware.

Greener communities

More than 1,300 people engaged with our accessible climate action programme, which helped improve customers' lives and strengthen community connections.

Our Growing Together Fund delivered 21 projects across our communities, including new planters, school gardens and other local improvements. We also planted nine wildflower meadows to support biodiversity and involve local residents in practical environmental activity.

In addition, we provided 224 refurbished laptops and other digital devices to people in our communities and worked with partners to run repair workshops for young people, helping to extend the life of clothing.

Customer comments

Customers told us about the positive impact the Wheatley Foundation programmes had on their lives over the year.

One tenant said: "I want to sincerely thank the team at Way Ahead and Wheatley for their support in my own personal recovery and transition from liability to asset back in our communities."

Another told us: "I found myself living on the streets after being medically discharged from the forces. I honestly never thought I would be able to do anything again. Environmental Roots gave me an opportunity."

Our education bursaries made a difference. One student said: "Getting the bursary means you can worry about the course, not your cash. It paid for the cost of books and equipment I needed and gave me more breathing space to focus on the work itself."

One person who got support to access low-cost food told us: "You've been there for me all year. It is an absolute lifeline and the staff are magic."

A customer who got support from our Financial Wellbeing service said: "You went above and beyond. I wanted to truly thank you for listening and helping during a very hard time in my life."

My Great Start supported many people this year. One person said: "I can't praise the service enough. (My advisor) kept me on the right track and I felt a lot better knowing he was helping me."

A customer praised Home Comforts, saying: "I really appreciate the help. It is a superb service. Just thanks for making my home better."

One parent whose child has been receiving free books through the Dolly Parton Imagination Library said: "His language has come on, and his imagination is out of this world. It really does encourage them to like reading."

A customer who received a refurbished laptop through Techshare told us: "The laptop helps me get my work done smoothly and on time, and having reliable equipment makes everything much easier and stress-free".

TRUSTEES' REPORT (CONTINUED)

STRATEGIC REPORT (continued)

FINANCIAL REVIEW

The Statement of Financial Activities reports net incoming resources of £405k for the year (2025: net outgoing resources of £289k). Wheatley Group continued to support customers through the Foundation, with donations of £4,155k received from Wheatley Group subsidiaries in 2025/26 (2025: £3,020k), alongside £3,248k of gift aid from Lowther Homes Ltd (2025: £3,400k).

Principal funding sources
The Wheatley Foundation's primary sources of funding are from Wheatley Group subsidiaries and grant awards from local authorities and the Scottish Government. External grant awards, and the related expenditure, may vary year on year.

Income
Total income for the year was £9,567k (2025: £8,514k); £9,378k by way of external grants claimed for charitable activities and from donations and gift aid payments made by Wheatley Group subsidiaries (2025: £8,279k) and £189k from interest received on short term cash deposits (2025: £235k).

Expenditure
The Wheatley Foundation invested a total of £9,162k during the year (2025: £8,803k) across a wide range of projects supporting our key themes of tackling poverty and social inclusion; education; digital inclusion; employability; money and welfare advice; community policing and group protection; and our Helping Hand Fund.

Total Funds
The Wheatley Foundation has funds carried forward of £6,685k as at 31 March 2026 which will be utilised to meet its charitable aims in future years (2025: £6,280k).

TRUSTEES' REPORT (CONTINUED)

DIRECTORS' REPORT

Basis of preparation
The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the financial reporting standard applicable in the UK and Republic of Ireland.

Reserves policy
Decisions on whether to make a financial commitment to support Wheatley Foundation projects are made by formal sign off by Trustees at Wheatley Foundation board meetings. As part of the approval process Trustees only approve new projects that can be met from existing reserves.

Trustees
The Directors of the charitable company are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Trustees of Wheatley Foundation who were in office during the financial year and up to the date of the financial statements were:

Professor Patrick Gray, OBE	
Catherine McGrath	
Adeola Paterson	
Michael Greaves Mackintosh	
Elizabeth Todd	(Appointed 19 August 2025)
Jackie Brock	(Resigned 19 August 2025)
Ruth Kynoch	(Resigned 18 September 2025)

Governance
The governing body of the Wheatley Foundation is the Board of Trustees and has spaces for up to seven directors. It meets four to six times a year. The Wheatley Foundation is governed by an Articles of Association under the Companies Act.

Methods to appoint & recruit new charity directors
The Wheatley Group has sole responsibility for appointing and recruiting new charity Trustees. The proposal to appoint new Trustees requires two board members to provide signed approval as outlined in the Articles of Association.

Management
The Trustees have delegated day to day management of the Wheatley Foundation to the Director of the Wheatley Foundation.

Principal risks facing the Charity
One of the key considerations for the Wheatley Foundation is to manage cashflow so that it does not find itself with a cash shortfall. This risk is mitigated through regular financial monitoring being provided to the Wheatley Foundation Board so that the Board are made aware of available cash that can be committed before any decision is taken on whether to approve a new initiative that is looking to secure funding.

TRUSTEES' REPORT (CONTINUED)

DIRECTORS' REPORT (continued)

The competitive nature of the external funding environment could mean that the Wheatley Foundation finds it difficult in securing money from external sources although this risk is mitigated by on-going dialogue with key partners so that the Board is aware of funding sources that the Foundation can apply for funding from.

Selecting and delivering projects which deliver maximum benefit to communities across the Wheatley Group is one of the main considerations for the Wheatley Foundation. The formal approvals process put in place should help to ensure that the Wheatley Foundation Board directs funding to achieve the maximum impact across our communities.

Independent auditor
In accordance with Section 489 of the Companies Act 2006, and after a competitive tender process, a resolution for the re-appointment of KPMG LLP as auditor is to be proposed.

Disclosure of information to auditor
The Trustees who held office at the date of approval of this Trustees' Report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each Trustee has taken all the steps that he/she ought to have taken as a trustee to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

TRUSTEES' REPORT (CONTINUED)

DIRECTORS' REPORT (continued)

STATEMENT OF TRUSTEES' RESPONSIBILITIES IN RESPECT OF THE TRUSTEES' ANNUAL REPORT AND THE FINANCIAL STATEMENTS

Statement of Trustees' responsibilities in respect of the Trustees' Annual Report and the financial statements

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

Company and charity law requires the Trustees to prepare financial statements for each financial year. Under that law they are required to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

Under company law the Trustees 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 charitable company and of the income and expenditure for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the charitable company or to cease operations or have no realistic alternative but to do so.

The Trustees are responsible for keeping adequate and proper accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended). They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charitable company and to prevent and detect fraud and other irregularities.

[redacted]

Professor Patrick Gray, OBE	Wheatley House
Trustee	25 Cochrane Street
16 September 2026	Glasgow, G1 1HL

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF THE WHEATLEY FOUNDATION LIMITED

Opinion

We have audited the financial statements of The Wheatley Foundation Limited ("the charitable company") for the year ended 31 March 2026 which comprise the Statement of Financial Activities, the Statement of Financial Position, the Cashflow statement and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2026 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, and regulation 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Basis for opinion

We have been appointed as auditor under section 44 (1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with regulations made under those Acts.

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the charitable company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The trustees have prepared the financial statements on the going concern basis as they do not intend to liquidate the charitable company or to cease its operations, and as they have concluded that the charitable company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the trustee's conclusions, we considered the inherent risks to the charitable company's business model and analysed how those risks might affect the charitable company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the trustee's assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the charitable company will continue in operation.

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of board members and management as to the charitable company's high-level policies and procedures to prevent and detect fraud as well as whether they have knowledge of any actual suspected or alleged fraud; and
- Reading Board minutes
- Using analytical procedures to identify any unusual or unexpected relationships.

As required by auditing standards, taking into account our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that the entity management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to income recognition because of the limited opportunity and incentive for fraudulent revenue recognition and the limited judgement in respect of revenue recognition.

We did not identify any additional fraud risks.

In determining the audit procedures, we took into account the results of our evaluation and testing of the operating effectiveness of some of the charitable company's wide fraud risk management controls.

We also performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These include those posted to unusual accounts.

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussions with the board and other management (as required by auditing standards), and discussed with the board and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulation throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The charitable company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation and charities legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statements items.

Whilst the charitable company is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatements. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF THE WHEATLEY FOUNDATION LIMITED (CONTINUED)

Other information

The trustees are responsible for the other information, which comprise the Trustees' Annual Report, the strategic report and the directors' report. Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge.

Based solely on that work:

- we have not identified material misstatements in the other information;
- in our opinion the information given in the Trustees' Annual Report, which constitutes the strategic report and the directors' report for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) we are required to report to you if, in our opinion:

- the charitable company has not kept adequate and proper accounting records, 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 trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Trustees' responsibilities

As explained more fully in their statement set out on page 8, the trustees (who are also the trustees of the charitable company for the purposes of company law) are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the charitable 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 they either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES AND MEMBERS OF THE WHEATLEY FOUNDATION LIMITED (CONTINUED)

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, in accordance with section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charitable company's trustees 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 charitable company, its members as a body and its trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

Michael Wilkie

Michael Wilkie (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
KPMG LLP is eligible to act as auditor in terms of section 1212 of the Companies Act 2006
319 St Vincent Street
Glasgow
G2 5AS

22 September 2026

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING THE INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2026

	Note	**Unrestricted funds £'000**	**Restricted funds £'000**	**2026 Total funds £'000**	**2025 Total funds £'000**
Incoming resources					
Donations	4	7,977	23	8,000	6,831
Incoming resources from charitable activities	5	1,126	252	1,378	1,448
Investments	6	189	-	189	235
Total incoming resources		**9,292**	**275**	**9,567**	**8,514**
Resources expended					
Charitable activities	7	(8,856)	(275)	(9,131)	(8,773)
Governance costs	8	(31)	-	(31)	(30)
Total resources expended		**(8,887)**	**(275)**	**(9,162)**	**(8,803)**
Net incoming/ (outgoing) resources before transfers and net income for the period		**405**	**-**	**405**	**(289)**
Gross transfers between funds	12	-	-	-	-
Net movement in funds		**405**	**-**	**405**	**(289)**
Reconciliation of funds:					
Total funds brought forward		6,280	-	6,280	6,569
Total funds carried forward	11,12	**6,685**	**-**	**6,685**	**6,280**

The Statement of Financial Activities includes all gains and losses in the year and there is no material difference between the incoming resources for the financial year stated above and their historical cost equivalents. All incoming resources and resources expended derive from continuing activities.

The notes on pages 16 to 23 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2026

	Note	**2026** **£'000**	**2025** **£'000**
Current assets			
Debtors	9	608	520
Cash and cash equivalents		8,465	6,745
Total current assets		9,073	7,265
Creditors: amounts falling due within one year	10	(2,388)	(985)
Net current assets		6,685	6,280
Total assets less current liabilities		6,685	6,280
Net assets		**6,685**	**6,280**
The funds of the charity			
Unrestricted income funds			
General	11	-	-
Designated	11	6,685	6,280
Restricted income funds	11	-	-
Total charity funds		**6,685**	**6,280**

The financial statements were approved and authorised for issue by the Trustees on 18 August 2026 and signed on their behalf on 16 September 2026 by:

[redacted]

Professor Patrick Gray, OBE

Trustee

The notes on pages 16 to 23 form part of these financial statements.

Company registration number SC461602.

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2026

	2026 £'000	2025 £'000
Reconciliation of operating surplus/ (deficit) to net cash outflow from operating activities		
Net incoming/ (outgoing) resources	405	(289)
Increase in debtors	(88)	(263)
Increase in creditors	1,403	134
Net cash inflow/ (outflow) from operating activities	1,720	(418)
Increase/ (decrease) in cash in the year	1,720	(418)
Reconciliation of net cashflow to movement in net funds		
Increase/ (decrease) in cash in the year	1,720	(418)
Net funds at 1 April	6,745	7,163
Net funds at 31 March	**8,465**	**6,745**

Analysis of changes in net funds

	Opening balance £'000	Cashflows £'000	Closing balance £'000
Cash at bank and in hand	6,745	1,720	8,465
Net funds	**6,745**	**1,720**	**8,465**

The notes on pages 16 to 23 form part of these financial statements.

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

1. Accounting policies

Accounting convention

The Wheatley Foundation Limited ("Wheatley Foundation" or "the Charity") is a company limited by guarantee. The Foundation's registered company number is SC461602 and registered charity number is SC046607. The registered office is at Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL.

The principal accounting policies, which have been applied consistently throughout the year are set out below.

As the Wheatley Foundation is a wholly owned subsidiary of the Wheatley Group it has taken advantage of the exemption contained in Financial Reporting Standard 102 and has therefore not disclosed transactions or balances with entities which form part of the group as related parties.

Basis of preparation

These financial statements are prepared under the historical cost convention and in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP 2015), the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006, the Companies Act 2006, Financial Reporting Standard 102 (FRS 102) and applicable accounting standards in the United Kingdom.

The financial statements have been prepared on a going concern basis which the Board considers to be appropriate for the following reasons.

The Group and the Wheatley Foundation prepare a business plan which is updated and approved on an annual basis. The Wheatley Foundation's most recent 5-year business plan was approved in February 2026 by the Board. The Group Board approved its 30-year business plan at their meeting also in February 2026. As well as considering the impact of a number of scenarios on the business plan the Board also adopted a stress testing framework against the base plan. The stress testing impacts were measured against loan covenants and peak borrowing levels compared to agreed facilities, with potential mitigating actions identified to reduce expenditure.

The Board, after reviewing the Wheatley Foundation's budget for 2026/27 and it's financial position as forecast in its business plan and being assured that the Group Board has undertaken a similar review and in recognition of the proportion of income derived from other Wheatley Group subsidiaries, is of the opinion that, taking account of severe but plausible downsides, the Wheatley Foundation has adequate resources to continue to meet their liabilities over the period of 12 months from the date of approval of the financial statements (the going concern assessment period). In reaching this conclusion, the Group Board and the Board considered the following factors in their respective review of the Group and Wheatley Foundation's financial position:

- Rent and service charge receivable – arrears and bad debt assumptions have been increased to allow for customer difficulties in making payments and budget and business plan scenarios have been updated to take account of potential future changes in rent increases;
- Development activity – budget and business plan scenarios have taken account of fluctuating labour costs, project delays, supply chain instability and availability of grant funding impacting new build;
- Maintenance costs – budget and business plan scenarios have been modelled to take account of a revised profile of repairs and maintenance expenditure including the effect of inflation and increased demand;

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

1. Accounting policies (continued)

- Investment in existing homes – forecast expenditure has been remodelled to take account of additional investment spend;

- Liquidity – cash reserves of £6.7m and undrawn loan facilities arranged through WFL1 of £510.0m which are available to the Group RSLs, gives significant headroom for the Group's committed expenditure and other forecast cash flows over the going concern assessment period;

- The Group and the Wheatley Foundation's ability to withstand other adverse scenarios such as higher interest rates and inflation.

The Board believe the Group and the Wheatley Foundation have sufficient funding in place and are satisfied that the Group will be in compliance with its debt covenants even in severe but plausible downside scenarios. Specifically, the Wheatley Foundation has limited financial commitments and manages these such that it does not commit to funding in advance of confirmed income from donations. It is therefore able to manage its cashflows as outlined in the Directors' report on pages 6 to 8.

Consequently, the Board is confident that the Group and the Wheatley Foundation will have sufficient funds to continue to meet their liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

Incoming resources

Basis for recognition of income resources
Income from charitable activities and other income are recognised when there is entitlement, certainty or receipt and the amount can be measured with sufficient reliability.

Income for charitable activities
Income received from grant funding is included as income from charitable activities. These types of income are subject to specific performance conditions and entitlement is earned as the related services are provided. Income is deferred where performance conditions have not been met.

Donations
Donations and gift aid payments from Wheatley Group subsidiaries are allocated to activities in line with the Charity's aims.

Resources expended

Resources are expended in the period to which they relate and when a liability is incurred. Expenditure includes any VAT which cannot be fully recovered and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred in the delivery of activities and services for beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them. Governance costs include those incurred in the governance of the Wheatley Foundation and its assets and are primarily associated with constitutional and statutory requirements.

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

1. Accounting policies (continued)

Activity based reporting

The Trustees are of the opinion that the Wheatley Foundation has a single activity and there is no requirement to provide further analysis within the notes to the financial statements.

Taxation

As a charity, the Wheatley Foundation is exempt from corporation tax on its charitable activities by virtue of Section 505(1) Income & Corporation Taxes Act 1988 and from capital gains tax by virtue of Section 145 Capital Gains Tax Act 1979.

Value Added Tax

The Wheatley Foundation is registered for VAT as part of Wheatley Group's VAT group. Its income is exempt for VAT purposes, giving rise to no VAT liability.

Employees

The Wheatle Foundation has no employees (2025: none). Staff are employed by another group company and seconded to Wheatley Foundation.

Standards issued but not yet effective

Amendments to FRS 102 arising from the Periodic Review 2024 have been issued by the Financial Reporting Council and are effective for accounting periods beginning on or after 1 January 2026. These amendments include a revision to the revenue recognition model aligned to IFRS 15 five step approach and fundamental revision to lease accounting under Section 20, which will require lessees to recognise most leases on the Statement of Financial Position as a right of use asset with a corresponding lease liability. The revised requirements broadly align FRS 102 lease accounting with IFRS 16 and remove the distinction between operating and finance leases for lessees, subject to limited exemptions for short-term and low value leases.

The amendments will be applied by the Wheatley Foundation for the first time in the financial statements for the year ending 31 March 2027.

The Wheatley Foundation is currently assessing the impact of the revised revenue and lease accounting requirements. However, it is not expected that the assets and liabilities of the Wheatley Foundation will change on adoption. Further information on the impact of these changes will be disclosed in the financial statements for the period in which the amendments are first applied.

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

2. Net incoming resources for the year

	2026 £'000	2025 £'000
Net incoming resources is stated after charging:		
Auditor's remuneration – audit services	31	30

3. Trustees' emoluments

None of the Trustees received any remuneration for their services or reimbursement of expenses directly from the Wheatley Foundation (2025 – nil).

4. Donations

	2026 £'000	2025 £'000
Unrestricted income:		
Donations from group undertakings	4,155	3,020
Gift aid from group undertakings	3,248	3,400
Donations Other	574	398
Restricted income:		
Donations Other	23	13
	8,000	6,831

5. Incoming resources from charitable activities

	2026 £'000	2025 £'000
Unrestricted income:		
Grant income	1,126	1,113
Restricted income:		
Grant income	252	335
	1,378	1,448

6. Incoming resources from investments

	2026 £'000	2025 £'000
Unrestricted income:		
Interest received	189	235
	189	235

Interest received relates to interest earned on short term deposits.

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

7. Charitable activities

	2026 £'000	2025 £'000
Unrestricted resource expenditure:		
Direct project costs	3,325	3,152
Running costs	1,210	1,195
Seconded staff costs	4,321	4,078
Restricted resource expenditure:		
Direct project costs	230	348
Seconded staff costs	45	-
	9,131	8,773

8. Governance costs

	2026 £'000	2025 £'000
External audit fees (Excl. VAT)	26	25
External audit fees (Incl. VAT)	31	30

9. Debtors

	2026 £'000	2025 £'000
Amounts owed by group undertaking	-	21
Prepayments	42	19
Other debtors	566	480
	608	520

Amounts owed by group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

10. Creditors: amounts falling due within one year

	2026 £'000	2025 £'000
Accruals and deferred income	1,274	681
Amounts due to group undertaking	1,114	304
	2,388	985

Amounts owed to group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

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

11. Analysis of net assets between funds

	Unrestricted funds			Restricted funds	Total
	General	Designated	Total		
	£'000	£'000	£'000	£'000	£'000
Fund balance at 31 March 2026 as represented by:					
Cash at bank and in hand	-	8,184	8,184	281	8,465
Other net current liabilities	-	(1,499)	(1,499)	(281)	(1,780)
At 31 March 2026	-	6,685	6,685	-	6,685

Analysis of net assets between funds – previous year

	Unrestricted funds			Restricted funds	Total
	General	Designated	Total		
	£'000	£'000	£'000	£'000	£'000
Fund balance at 31 March 2025 as represented by:					
Cash at bank and in hand	-	6,603	6,603	142	6,745
Other net current liabilities	-	(323)	(323)	(142)	(465)
At 31 March 2025	-	6,280	6,280	-	6,280

12. Analysis of charitable funds

Analysis of movements in unrestricted funds

	1 April 2025	Transfer between funds	Incoming	Outgoing	31 March 2026
	£'000	£'000	£'000	£'000	£'000
General funds	-	-	1,888	(1,888)	-
Designated funds	6,280	-	7,404	(6,999)	6,685
Total	6,280	-	9,292	(8,887)	6,685

Unrestricted funds - General: These relate to donations or funding received which will be used for the furtherance of the objectives of the Wheatley Foundation.

Unrestricted funds - Designated: These relate to funds which, although unrestricted in nature, have been committed for a specific intended purpose. This funding relates to donations from Group RSLs, and gift aid received from Lowther Homes Ltd and is earmarked for specific projects including: the Helping Hand Fund, the provision of the money and welfare benefits advice service, the Group protection and community policing service, Home Comforts, Apprenticeship programmes, and the overheads of the core team.

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

12. Analysis of charitable funds (continued)

Analysis of movements in restricted funds

Restricted funds: These relate to donations or funding received by the Wheatley Foundation which must be used for specific services or for a specific purpose.

	1 April 2025 £'000	Incoming £'000	Outgoing £'000	31 March 2026 £'000
No One Left Behind (Edinburgh)	-	93	(93)	-
National Lottery (South)	-	3	(3)	-
National Lottery (Glasgow)	-	28	(28)	-
Dunedin Canmore Foundation	-	11	(11)	-
Energy Redress	-	47	(47)	-
Total Energy Community Benefit Fund	-	6	(6)	-
Cycling Scotland	-	13	(13)	-
Glasgow LEZ fund	-	23	(23)	-
Christmas charity donations	-	11	(11)	-
Scottish Procurement Alliance	-	30	(30)	-
Lintel Trust	-	10	(10)	-
Total	-	275	(275)	-

Name of restricted fund	Description, nature and purposes of the fund
No One Left Behind (Edinburgh)	Two distinct projects under the No One Left Behind banner that tackles youth unemployment and whole family support.
National Lottery (South)	To support tenancy sustainment in the South of Scotland.
National Lottery (Glasgow)	To support community engagement in Glasgow.
Dunedin Canmore Foundation	To support community gardening initiatives for Wheatley Homes East customers.
Energy Redress	To support vulnerable energy customers. Funding award from Energy Savings Trust.
Total Energy Community Benefit Fund	Project that supports provision of free books delivered monthly to children up to the age of five in partnership with the Dolly Parton Imagination Library to encourage early years reading.
Cycling Scotland	Project to promote use of bicycles in Annan through provision of bicycles, storage facilities and training.

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

12. Analysis of charitable funds (continued)

Name of restricted fund	Description, nature and purposes of the fund
Glasgow LEZ fund	Project for urban rewilding and community engagement programme across Glasgow.
Christmas charity donations	Project to support activities delivered across Wheatley Group communities during the month of December 2025.
Scottish Procurement Alliance	Project to support tenancy sustainment.
Lintel Trust	Project to support tenancy sustainment.

13. Financial commitments

At 31 March 2026, the Wheatley Foundation had no annual financial commitments under non-cancellable land and buildings operating leases (2025: none).

14. Company limited by guarantee

The Wheatley Foundation has no share capital and is a company limited by guarantee. The sole member is Wheatley Housing Group Limited, which has undertaken to contribute such amount not exceeding £1 as may be required in the event of the Wheatley Foundation winding up.

15. Ultimate parent organisation

The Wheatley Foundation Limited is a subsidiary undertaking of the Wheatley Housing Group Limited, a company limited by guarantee and registered in Scotland.

The results of the Wheatley Foundation are consolidated into the group financial statements of the Wheatley Group. The consolidated financial statements of the Wheatley Group may be obtained from the registered office at Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL.

SUPPLEMENTARY INFORMATION

Secretary and Registered Office

Anthony Allison
The Wheatley Foundation Limited
Wheatley House
25 Cochrane Street
Glasgow
G1 1HL

Independent auditor

KPMG LLP
319 St Vincent Street
Glasgow
G2 5AS

Banker

Royal Bank of Scotland
Glasgow Corporate Office
110 Queen Street
Glasgow
G1 3BX