



**Ark<sup>®</sup>**

**Ark Commercial Investment Limited**

**ANNUAL REPORT AND  
FINANCIAL STATEMENTS**

For the Year Ended

31 March 2025

(Company Registration Number SC504423)

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## OFFICERS AND PROFESSIONAL ADVISORS

### Directors

Dave Proudfoot – Chair  
Catriona Clarke (resigned 26 September 2024)  
Oliver Saint (resigned 26 September 2024)  
Hannah Bray (appointed 26 September 2024)

Emma Johnston (appointed 26 September 2024)  
Bobby Duffy  
Andy Laing (appointed 26 September 2024)  
Milan Milovanovic (appointed 26 September 2024)

### External Auditor

CT Audit Limited  
Chartered Accountants and  
Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

### Bankers

The Royal Bank of Scotland  
Corstorphine Branch  
239 St John's Road  
Edinburgh  
EH12 7XA

### Registered Office

Lochside House  
Ground Floor West Suite  
3 Lochside Way  
Edinburgh  
EH12 9DT

### Solicitors

T C Young  
Melrose House  
69a George Street  
Edinburgh  
EH2 2JG

### Contact Details

Website: [www.arkha.org.uk](http://www.arkha.org.uk)  
Email: [admin@arkha.org.uk](mailto:admin@arkha.org.uk)  
Phone: 0131 447 9027

## **DIRECTORS REPORT**

The directors present their report and the financial statements of the company for the year ended 31 March 2025.

### **Principal activities**

The principal activity of the company during the year was the letting of rooms for student accommodation.

### **Donation**

At the year-end it was agreed to make a donation to the parent company of £13,277.

### **Directors' responsibility statement**

The directors are responsible for preparing the directors' 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 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 judgments and accounting estimates that are reasonable and prudent;
- 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.

### **Auditor**

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

**DIRECTORS REPORT (continued)**

**Small company provisions**

The Directors have prepared this report in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

By order of the Directors



Dave Proudfoot (Chair)  
28 August 2025

Lochside House  
Ground Floor West Suite  
3 Lochside Way  
Edinburgh  
EH12 9DT

## INDEPENDENT AUDITOR'S REPORT

### Opinion

We have audited the financial statements of Ark Commercial Investment Limited for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and the 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 FRS 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 2025 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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. 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.

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.

## **INDEPENDENT AUDITORS REPORT (continued)**

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 the 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.

### **Matters on which we are required to report by exception**

In the light of our 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 where 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; and
- 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 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. 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:

## **INDEPENDENT AUDITORS REPORT (continued)**

We gained an understanding of the legal and regulatory framework applicable to the Company and the industry in which it operates and considered the risk of acts by the Company which were contrary to applicable laws and regulations, including fraud. These included but were not limited to the Companies Act 2006.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion.

We focused on laws and regulations that could give rise to a material misstatement in the company's financial statements. Our tests included, but were not limited to:

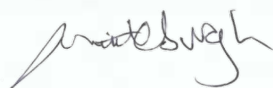
- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of the directors;
- review of minutes of board meetings throughout the period;
- review of legal correspondence or invoices, and
- obtaining an understanding of the control environment in monitoring compliance with laws and regulations.

There are inherent limitations in an audit of financial statements and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

### **Use of our report**

This report is made solely to the 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.



Jeremy Chittleburgh BSc CA (Senior Statutory Auditor)  
For and on behalf of CT Audit Limited, Chartered Accountants & Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

**STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2025**

|                                                                     | <i>Notes</i> | <b>2025</b><br>£ | <b>2024</b><br>£ |
|---------------------------------------------------------------------|--------------|------------------|------------------|
| <b>Turnover</b>                                                     |              | 113,171          | 107,609          |
| Cost of sales                                                       |              | (59,753)         | (58,652)         |
| <b>Gross profit</b>                                                 |              | <u>53,418</u>    | <u>48,957</u>    |
| Administrative expenses                                             |              | (40,141)         | (41,155)         |
| <b>Operating profit</b>                                             |              | <u>13,277</u>    | <u>7,802</u>     |
| Interest receivable                                                 |              | -                | -                |
|                                                                     |              | <u>13,277</u>    | <u>7,802</u>     |
| Tax on profit on ordinary activities                                | 5            | -                | -                |
| <b>Profit for the financial year and total comprehensive income</b> |              | <u>13,277</u>    | <u>7,802</u>     |

All amounts relate to continuing operations.

The notes on pages 10 to 13 form part of these financial statements.

**STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025**

|                                                           | <i>Notes</i> | <b>2025</b><br>£    | <b>2024</b><br>£    |
|-----------------------------------------------------------|--------------|---------------------|---------------------|
| <b>Current assets</b>                                     |              |                     |                     |
| Debtors                                                   | <b>6</b>     | 7,419               | 5,029               |
| Cast at bank                                              |              | <u>24,547</u>       | <u>13,489</u>       |
|                                                           |              | 31,966              | 18,518              |
| <br><b>Creditors: amounts falling due within one year</b> | <br><b>7</b> | <br><u>(31,966)</u> | <br><u>(18,518)</u> |
| <br><b>Net current assets / (liabilities)</b>             |              | <br>-               | <br>-               |
| <br><b>Total assets less current liabilities</b>          |              | <br><u>-</u>        | <br><u>-</u>        |
| <br><b>Capital and reserves</b>                           |              |                     |                     |
| Called up equity share capital                            | <b>8</b>     | 1                   | 1                   |
| Profit and loss account                                   |              | <u>(1)</u>          | <u>(1)</u>          |
| Shareholder's funds                                       |              | <u>-</u>            | <u>-</u>            |

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act relating small companies.

These financial statements were approved and authorised for issue by the directors on the 28 August 2025 and are signed on their behalf by:



Dave Proudfoot (Chair)

The notes on pages 10 to 13 form part of these financial statements.

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

|                                                | <b>Share<br/>capital<br/>£</b> | <b>Profit<br/>and loss<br/>account<br/>£</b> | <b>Total<br/>£</b> |
|------------------------------------------------|--------------------------------|----------------------------------------------|--------------------|
| <b>At 1 April 2023</b>                         | <b>1</b>                       | <b>(1)</b>                                   | <b>-</b>           |
| Profit for the year                            | -                              | 7,802                                        | 7,802              |
| Other comprehensive income for the year:       |                                |                                              |                    |
| Distributions – gift aid                       | -                              | (7,802)                                      | (7,802)            |
| <b>Total comprehensive income for the year</b> | <b>1</b>                       | <b>(1)</b>                                   | <b>-</b>           |
| <b>At 31 March 2024</b>                        | <b>1</b>                       | <b>(1)</b>                                   | <b>-</b>           |
| Profit for the year                            | -                              | 13,277                                       | 13,277             |
| Other comprehensive income for the year:       |                                |                                              |                    |
| Distributions – gift aid                       | -                              | (13,277)                                     | (13,277)           |
| <b>Total comprehensive income for the year</b> | <b>-</b>                       | <b>-</b>                                     | <b>-</b>           |
| <b>At 31 March 2025</b>                        | <b>1</b>                       | <b>(1)</b>                                   | <b>-</b>           |

The notes on pages 10 to 13 form part of these financial statements.

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**

### **1. Legal status**

Ark Commercial Investment Limited is incorporated and domiciled in Scotland with registered company number SC504423. The registered office is Lochside House, Ground Floor West Suite, 3 Lochside Way, EH12 9DT. The principal activity of the Company is the provision of student accommodation for let and associated management services.

### **2. Accounting policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

#### **Basis of preparation**

The financial statements have been prepared in accordance the provisions of Financial Reporting Standard 102, Section 1A, applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The presentational currency of these financial statements is Sterling. All amounts in the financial statements have been rounded to the nearest £.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

#### **Going concern**

The financial statements have been prepared on a going concern basis. The current economic conditions present increased risks for all businesses. In response to such conditions, the directors have carefully considered these risks, including an assessment of the uncertainty on future operations for a period of at least 12 months from the date of signing the financial statements, and the extent to which they might affect the preparation of the financial statements on a going concern basis. Based on this assessment, the directors consider that the Company maintains an appropriate level of liquidity, sufficient to meet the demands of the business. Thus they continue to adopt the going concern basis of accounting in preparing these financial statements.

#### **Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents rental income received inclusive of VAT and other related taxes, and is recognised on a time-apportioned basis.

#### **Taxation**

Taxation expense for the year comprises current and deferred tax recognised in the reporting year, and is charged in the Statement of Comprehensive Income. Deferred tax is provided on the liability method to take account of timing differences between the treatment for certain items for accounts purposes and the treatment for tax purposes. Tax deferred is accounted for in respect of all material timing differences. Deferred tax assets are only recognised to the extent that they are regarded as recoverable.

#### **Debtors**

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid net of any discounts due.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025  
(continued)**

**2. Accounting policies (continued)**

**Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Creditors**

Creditors are recognised where the company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

**Financial instruments**

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**3. Auditors remuneration**

|           | 2025<br>£ | 2024<br>£ |
|-----------|-----------|-----------|
| Audit fee | 2,220     | 1,750     |

**4. Employees**

The average number of employees during the period was nil (2024: nil). Key management personnel are employed by Ark Housing Association and perform an executive management role across all Ark subsidiaries.

**5. Taxation on ordinary activities**

**Major components of tax expense:**

|                                                | 2025<br>£ | 2024<br>£ |
|------------------------------------------------|-----------|-----------|
| <b>Current tax:</b>                            |           |           |
| UK current tax expense                         | -         | -         |
| <b>Deferred tax:</b>                           |           |           |
| Origination and reversal of timing differences | -         | -         |
| <b>Taxation on ordinary activities</b>         | -         | -         |

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025**  
**(continued)**

**6. Debtors**

|                    | <b>2025</b>  | <b>2024</b>  |
|--------------------|--------------|--------------|
|                    | <b>£</b>     | <b>£</b>     |
| Rent arrears       | -            | -            |
| Bad debt provision | -            | -            |
|                    | <u>-</u>     | <u>-</u>     |
| Other debtors      | 7,419        | 5,029        |
|                    | <u>7,419</u> | <u>5,029</u> |

**7. Creditors: amounts falling due within one year**

|                                   | <b>2025</b>   | <b>2024</b>   |
|-----------------------------------|---------------|---------------|
|                                   | <b>£</b>      | <b>£</b>      |
| Amounts due to parent undertaking | 23,470        | 12,584        |
| Deferred income                   | 5,145         | 2,965         |
| Accruals                          | 3,351         | 2,969         |
|                                   | <u>31,966</u> | <u>18,518</u> |

**8. Called up share capital**

|                                         | <b>2025</b> | <b>2024</b> |
|-----------------------------------------|-------------|-------------|
|                                         | <b>No.</b>  | <b>£</b>    |
| <b>Authorised share capital:</b>        |             |             |
| Ordinary shares of £1 each              | <u>1</u>    | <u>1</u>    |
| <b>Issued called up and fully paid:</b> |             |             |
| Ordinary shares of £1 each              | <u>1</u>    | <u>1</u>    |

**9. Reserves**

Profit and loss account – includes all current and prior period retained profits and losses.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025  
(continued)**

**10. Commitments**

**Operating leases**

At the end of the financial year Ark Commercial Investment Limited had total future minimum lease payments under non-cancellable operating leases as follows:

|                           | <b>2025</b>    | <b>2024</b>    |
|---------------------------|----------------|----------------|
|                           | <b>£</b>       | <b>£</b>       |
| <b>Equipment</b>          |                |                |
| In one year or less       | 3,472          | 3,024          |
| In two to five years      | -              | -              |
|                           | <u>3,472</u>   | <u>3,024</u>   |
|                           |                |                |
|                           | <b>2025</b>    | <b>2024</b>    |
|                           | <b>£</b>       | <b>£</b>       |
| <b>Land and buildings</b> |                |                |
| In less than one year     | 45,300         | 45,300         |
| In more than one year     | 429,444        | 474,744        |
|                           | <u>474,744</u> | <u>520,044</u> |

**11. Related party transactions**

Ark Housing Association Limited provides professional and administrative support to Ark Commercial Investment Limited for which there was a charge of £3,000 (2024: £nil) made during the year. There were also charges of £42,300 (2024 £44,000) for property rental. At 31 March 2025 there was a total balance of £23,470 (2024: £12,584) owed to Ark Housing Association Ltd, which includes a donation of £13,277.

**12. Ultimate parent undertaking**

Ark Commercial Investment Limited is a wholly managed subsidiary of Ark Housing Association Limited, a registered social landlord in Scotland. Consolidated group financial statements are available from Ark Housing Association Limited, Lochside House, Ground Floor West Suite, 3 Lochside Way, EH12 9DT.

