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Durham Aged Mineworkers' Homes Association

Trustees' report and accounts

31 March 2026

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Durham Aged Mineworkers' Homes Association
Trustees' report and accounts
Year ended 31st March 2026

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Registered office:
The Grove
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Charity Number: 1191033
Registered Provider Number: 5125
Company no: 12758375

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The Board

Trustees

Anne Rowlands (Chair)		
Gillian Bramfitt (Vice Chair)	Resigned 03.02.2026	(N)
Kate Abson		(A)
Catherine Louise Buckton		(N)
Diane Carney		(A)
Mark Reid	Resigned 13.01.2026	(A)
Nicholas Malyan	Resigned 18.09.2025	(A)
Jenny Allinson	Appointed 18.09.2025	(A)
Robert Chesman	Appointed 18.09.2025	(N)
Catrin Morgan	Appointed 17.11.2025	(A)
Steven Williams	Appointed 18.09.2025	(N)
Christopher Roberts	Appointed 21.05.2026	

All members serve on The Board. Those indicated (A) cover the Audit & Risk Committee, and (N) cover the Nominations & Remuneration Committee.

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Management Team and Advisors

Management Team Officers

Paul Mullis FCA	Chief Executive
Michael Wright MCIOB	Operations Director
Andrew Thompson FCCA	Finance Director

External Auditor
Menzies LLP
One Express, 1 George Leigh Street
Ancoats
Manchester
M4 5DL

Internal Auditor
TIAA
Artillery House
Fort Fareham
Newgate Lane
Fareham
PO14 1AH

Bankers
CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Co-operative Bank Plc
Norfolk House
90 Grey Street
Newcastle upon Tyne
NE1 6BZ

Solicitors
O'Neill Richmonds Law Firm Limited
1-2 Lansdowne Terrace East
Gosforth
Newcastle upon Tyne
NE3 1HL

Trowers & Hamlins LLP
55 Princess Street
Manchester
M2 4EW

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Report of The Board

This report has been prepared in accordance with relevant legislation including the Statement of Recommended Practice for Registered Social Housing Providers. The Trustees present their report together with audited financial statements for the year ended 31 March 2026.

Status

Durham Aged Mineworkers' Homes Association was established in 1898. On midnight of 31st March 2021 the charity became a Company Limited by Guarantee (Number 12758375) and is administered by Articles of Association, which were adopted at that date. It is a Registered Charity (Number 1191033 - formerly Number 222673), Registered Housing Provider (Number 5125 - formerly Number A3213) and a Member of the National Association of Almshouses.

The Board

The Governing Body of Durham Aged Mineworkers' Homes Association is known as "the Board". Members of the Board have legal responsibility as Directors of the Company and Trustees of the registered charity, and their details are set out on page 1. All Trustees of the Association pay a £1 subscription, which carries no right to dividends or repayment of capital. The Chief Executive is not registered as a Trustee of the Charity and does not have the legal status of Director of the Company, but manages the day-to-day operations of the organisation under authority delegated by the Board.

Investment Powers

The Articles of Association empower the Association to invest money not immediately required for its purposes in accordance with the statutory powers of investment available to charitable trusts from time to time.

Objects

The Articles define the objects as:
To provide and maintain services and facilities for aged, infirm or disabled persons or those in financial need, with particular regard for the needs of the Original Beneficiaries.
For that purpose to provide and maintain:

- Social housing in the form of almshouses, which may be houses, bungalows, apartments or sheltered homes, for such persons who (except in the case of Original Beneficiaries or in other special cases to be approved by the Trustees) are primarily over the age of 50 at the time of appointment
- Leasehold accommodation specially adapted for aged, infirm or disabled persons;
- Gardens, common rooms, workshops, garages and other ancillary facilities for the benefit of residents.
- To manage or provide advice or assistance in the establishment of and management of housing schemes provided or to be provided by other charities.

In this clause "the Original Beneficiaries" means needy, aged, infirm or disabled persons who were formerly employed in or about coal mines in the County of Durham as constituted on 31st March 1974 or are, or were, the dependents of persons so employed.

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Report of The Board (continued)

Results for the year

The Association had an operating surplus for the year of £548k (2025: £1,056k) and an overall surplus for the year of £174k (2025: £716k).

Review of activities and achievements

We are pleased to be able to report continuing profits for the Association, despite a year of high inflation and ongoing cost pressures. We are working in a challenging business environment, with inflation lingering above expected levels, and many additional demands on our resources. Despite this, we continue to concentrate on providing the best service for our residents whilst making the best use of those resources.

We face many ongoing challenges in the Durham Coalfield. We work within deprived communities with an increasingly aging population, ongoing pressures on local authority spending and services, and a private sector housing market that may not always be able to provide appropriate and affordable housing in the types and quantities needed.

With this as the background, we continue with a strong focus on delivering value for money within the ongoing housing crisis in our region, focusing on the priorities and needs of our residents, and those who would like to become residents

Our Five-year Corporate Strategy set out in 2022 details a strategic vision that is ambitious and facilitates a programme of long-term development of new homes, whilst addressing the government's carbon-reduction agenda.

Overall, our main Key Performance Indicators are those measuring residents' satisfaction. This is measured objectively in compliance with the Regulator of Social Housing's Consumer Standards. In keeping with previous surveys, the Association scored very highly. The survey undertaken in 2025/26 noted a slight decrease in overall satisfaction, with 93% (2025: 94%) of residents surveyed reporting they were either fairly, or very satisfied with the overall service provided by the Association.

Despite the overall score decreasing by a small amount, satisfaction remained high or improved across all main areas including 95% (2025: 95%) who were satisfied with a repair in the last 12 months, 95% (93%: 2025) satisfied with the time taken for their last repair, 95% (2025: 92%) that the Association treated them fairly and with respect, and 89% (2025: 88%) that the Association kept them well informed.

An area which had presented challenges over the last few years was the grass cutting and grounds maintenance service. In 2025, only 76% of respondents commented that they were satisfied that the Association kept communal areas clean and well maintained. During 2026, we are pleased to report that improvements to the service, delivered in a new partnership arrangement with Karbon Homes, has increased satisfaction levels to 86%.

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Report of The Board (continued)

Review of activities and achievements continued

Most of the Association's "Maintenance Charges" are calculated as "Social Rents" by definition and comply with government policy regarding rent setting. As part of the agreed funding mechanism for new homes built between 2011 and 2016, a proportion of stock let at Target Rent are converted to Affordable Rent on re-let as calculated by the Rents Standard. We currently have 240 (2025: 239) properties where the Maintenance Charge is now set at Affordable Rent levels. Due to the prevailing conditions of the housing market in the Durham Coalfield area, most Affordable Rents have fallen back below Target Rents, which continued to rise with inflation. In this case, our Maintenance Charges revert to Social Rent levels on a property-by-property basis on relet.

Asset Management Strategy

Our existing homes continue to be maintained to a high standard, consistent with the needs of our residents who are primarily elderly, retired, and many of whom have additional vulnerabilities. An annual planned maintenance programme is undertaken to ensure that all our properties continue to exceed the decent homes standard and meet the evolving expectations of our residents.

However, having been in existence for 127 years it is the case that a number of our homes are now older and from time to time may become unsuitable to the needs and aspirations of our residents or changing legislation or standards. We, therefore, operate an active Asset Management Strategy and continually review all our stock for condition and desirability. Homes that are considered to have become of low social value or require excessive expenditure to maintain to our high standards are deemed redundant, and after consultation with residents, will be sold to third parties at market value in compliance with the Charities Act 2022 as and when vacancies arise in them. The financial capital released this way is recycled into our development programme for new homes. The sale of 1 bungalow was completed in 2025/26.

Governance

Regulatory Requirements

The Association's governance arrangements comply with governance good practice and regulatory standards. The Association complies with the Regulator of Social Housing's (RSH) Regulatory Framework and Standards and complies with the RSH's Governance and Financial Viability Code of Practice.

Following a routine inspection during 2026, the RSH issued the Association with the grades G2, C2, V1. This indicates that the Association is assessed as being compliant with the Standards, however, an improvement plan has been put in place in agreement with the RSH to ensure any weaknesses identified in our systems are improved so as to support continued compliance.

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Report of the The Board (continued)

The Board

The Association has adopted the National Housing Federation NHF Code of Governance 2020. Compliance with the Code is evidenced by a routine assessment carried out by the Board.

The Board has a wealth of experience of the community it serves, professional skills and a high degree of enthusiasm and commitment.

Trustees are appointed on the basis of qualifications and skills deemed by the Board to be needed by the Association, and are subject to re-election after terms of 3 years, with a maximum period of service of 6 years, with the possibility of further years of service in the case of exceptional business need to a maximum of 9 years in total.

Audit and Risk Committee

An Audit and Risk Committee is in place and advises The Board on external financial reporting, internal audit and risk.

Internal and external audit matters are reported to the committee and the auditors are invited to attend relevant meetings where audit matters are discussed. Additionally, Committee members are given the opportunity to meet with internal and external auditors without paid staff being present.

Identification and evaluation of key risks

The Association completes regular risk appraisals. The risk appraisals are based on a matrix system to highlight those areas where the Association is most at risk. This enables the Association to ensure that those risks are mitigated as far as possible. The appraisals and assessments of key strategic risks are reviewed at every committee meeting during the year.

Management responsibility has been clearly defined for the identification, evaluation and control of significant risks. There is a formal and ongoing process of management review in each area of the Association's activities. This process is co-ordinated through a regular reporting framework by the Audit and Risk Committee. The Executive Management Team regularly considers reports on significant risks facing the Association and the Chief Executive is responsible for reporting to The Board any significant changes affecting key risks as they are identified.

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Report of The Board (continued)

Health and Safety at Work

The Association takes its responsibilities for Health and Safety towards employees, contractors and the public seriously and monitors performance and risk accordingly. During the year ended 31st March 2026 there were no workplace injuries or lost-time events (2025: nil). Sickness absence increased in the year with an average of 5.45% (2025: 4.29%) of working days being lost due to sickness absence per employee. The Association continues to offer flexible working arrangements, which has been shown to reduce short-term absences.
The Association aims to maintain this excellent record and continues to invest in training and regular external review of policies, procedures, and practices accordingly.

Risk management

The RSH has reported that the Association meets the requirements set out in the Governance and Financial Viability Standard.

The Board is responsible for identifying the risks faced by the Association and for determining the appropriate action to manage those risks. The Association has adopted a formal Risk Management Strategy, which involves carrying out an annual risk appraisal exercise based upon a process of control and risk self assessment.

During the year, the Association assessed that it's most serious risk was the potential impact of the Decarbonisation Agenda, where longer term costs, liablities and any government support, remain uncertain at this stage. While the Association is clear about the nature and value of work required to retrofit our existing homes over the next few years to 2030, there remains considerable uncertainty about how necessary work to acheive the UK Governments net zero target of 2050 will be funded. The Association will continue its work to identify and mitigate the long term funding required in this area, in order to achieve the desired outcomes for customers and also safeguard the long term sustainabiluty of the organisation.

The Association continues to be exposed to uncertainty and risk due to the political instability in Europe and the Middle East. Using local contractors and not developing property for sale helps to manage our exposure to risk. However, there are still many unknowns around the longer term impacts, especially around inflation, costs and availability of materials for our contractors. We continue to monitor this risk and work closely with our contractors to respond quickly to any changes in the external environment. We believe we are adequately mitigating against this risk.

Other risks in the Association's matrix are relatively longstanding and have identified and long established mitigations in place. The main risks identified in the matrix have been used as the basis for significant stress testing of the Annual Financial Plan and the ongoing business model, which testing indicates that the model is very robust and proposed specific mitigations will provide for the ongoing financial viability of the Association under most foreseeable adverse scenarios.

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Report of The Board (continued)

Internal control

The Board has overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness.

The Board recognises that no system of internal control can provide absolute assurance or eliminate all risk. The system of internal control is designed to manage risk and to provide reasonable assurance that key business objectives and expected outcomes will be achieved.

In meeting its responsibilities, The Board has adopted a risk-based approach to internal controls, which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which the Association is exposed to.

The Board reviewed and updated the Association's internal Standing Orders and Financial Regulations which document internal controls, during the year.

The process adopted by The Board in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework includes:

Monitoring and corrective action

A process of control self-assessment and regular management reporting on control issues provides hierarchical assurance to successive levels of management and to The Board. This includes a rigorous procedure for ensuring that corrective action is taken in relation to any significant control issues, particularly those with a material impact on the financial statements.

Control environment and control procedures

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues including treasury strategy and new investment projects. The Board has adopted the National Housing Federation's recommended Code of Conduct. This sets out the Association's policies with regard to the quality, integrity and ethics of its employees. It is supported by a framework of policies and procedures with which employees must comply. These cover issues such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data and asset protection, and fraud prevention and detection.

Information and financial reporting systems

Financial reporting procedures include detailed budgets for the year ahead and forecasts for subsequent years. These are reviewed and approved by The Board. The Board also regularly reviews key performance indicators to assess progress towards the achievement of key business objectives, targets and outcomes.

The internal control framework and the risk management process are subject to regular review by Internal Audit who are responsible for providing independent assurance to The Board via the Audit and Risk Committee. The Audit and Risk Committee considers internal control and risk at each of its meetings during the year.

The Board, has conducted its annual review of the effectiveness of the system of internal control and has taken account of any changes needed to maintain the effectiveness of the risk management and control process.

The Board confirms that there is an ongoing process for identifying, evaluating and managing significant risks faced by the Association. This process has been in place throughout the year under review, up to the date of the annual report, and is regularly reviewed by The Board.

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Report of The Board (continued)

Subsidiary Charities:

The Association manages five subsidiary almshouse charities, which were linked with Durham Aged Mineworkers Homes Association (No. 1191033) via a special resolution dated 8 October 2021. These charities are accounted for as Restricted Reserves within the Association's overall reserves, share common Trustees, and whose details are set out on page 46. The activities of the subsidiary almshouse charities during the year have been as follows:

• Brandon Colliery Aged Workers' Homes Association

The Association was founded in 1930 and is a Registered Housing Association (No. 3768). Its object is to provide residence for aged persons in need in Brandon and own the property, being the land and buildings known as Brandon Aged Miners' Homes, acquired on 15 July 1930.

The twelve one-bedroom, single-storey terraced homes were all fully occupied throughout the year with average weekly maintenance contribution charges of £86.32 (2025: £84.05)

• Cockfield Aged Miners' Homes

The Charity was founded in 1900 to provide homes for retired or infirm mineworkers in the Parish of Cockfield. It is an unincorporated almshouse charity.

A stock condition survey was carried out in 2001, which revealed a programme of works required to bathrooms and kitchens, roofs and electrics. Whilst the charity had sufficient funds to meet ongoing obligations for day-to-day repairs, there was a shortfall of available reserves to fund the longer term programming of the works identified in the survey. In May 2010 it was resolved to dispose of properties as they became vacant, and statutory consultation took place in June 2010. At 31st March 2026, all 7 homes have been sold. The proceeds of sale have been ringfenced pending a suitable development site being identified within Cockfield for the provision of new homes.

• Homes for Aged Mineworkers and other Workmen at Wingate Colliery

The Charity was founded in 1913 and was formalised by a trust deed dated 31 July 1936 to provide homes for aged mineworkers and other workmen formerly employed at Wingate Colliery. It is an unincorporated almshouse charity.

The charity's sole remaining property fell vacant in 2005 and following extensive efforts, no suitable applicants were found from the beneficiary class. The property was disposed of in March 2006 and the surplus generated on the sale will be utilised to provide modern homes in the beneficiary area when an appropriate site is identified.

• William Russell Bequest

The Association took over the management of the William Russell Bequest almshouse charity in 2017, bringing the bungalows into the Durham Aged Mineworkers' Homes Association group of linked charities.

The 7 two-bedroom, single-storey bungalows were all fully occupied throughout the year with average weekly maintenance contribution charges of £94.63 (2025: £92.14)

• Vesper House Trust

In April 2024, the previous Trustees of Vesper House Trust retired and the Association was appointed as Corporate Trustee, with Vesper House Trust becoming a Linked Charity of the Association, alongside those listed above. Vesper House Trust was founded in 1923 to provide affordable and safe housing for single women in the port of Seaton Carew.
The 5 one-bedroom terraced homes were all fully occupied throughout the year with average weekly maintenance contribution charges of £70.00 (2025: £70.00)

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Report of The Board (continued)

Going Concern

The Association's business activities, together with the factors likely to affect its future development, performance and position are set out in the report of The Board on pages 3 to 13.

The Association meets its day to day working capital requirements through the current account, which is cash positive at the year end. The Association meets it development programme requirements through a combination of grant and debt funding. Note 20 to the accounts highlights the current level of debt and repayment terms.

The Association's forecasts and projections show that the Association should be able to continue to operate within the level of its current facilities and no matters have been drawn to its attention to suggest that future funding may not be forthcoming in acceptable terms.

After making enquiries, The Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Value for Money Statement

The Association, as a Registered Charity is committed to being an effective and efficient social business achieving high levels of Value for Money ("VfM") in all its activities. A new VfM Strategy was approved in May 2026. The strategy recognises that VfM has been a fundamental ethos of the Association for a long time.
The updated statement from May 2026 identified the following objectives for VfM for the Association over the following 3 years:

- Maintain and improve resident satisfaction within budgetary restraints
- Maintain high performance in recognised Tenancy Satisfaction Measures (TSM's) whilst also achieving EBITDA MRI% above our peer group median.
- Extract and quantify measurable social value gains from our activities

Future annual reports will cover our progress in these areas, as well as giving a general picture of VfM within the Association.

In pursuing its charitable objectives, the Association does not fund any significant social activities other than maintaining existing homes, and building new ones. Consequently all expenditure is directed at one or other of these activities. The Association's Annual Financial Plan, which forms the basis of the Association's Corporate Strategy, is updated every year. This is the primary way in which capital resources are allocated between these competing priorities. The Board have operated the following underlying priorities within the business plan for many years:

- Maintaining financial viability;
- Providing cost-effective services to residents;
- Fund investment in existing stock to maintain a standard appropriate to the aspirations of the residents and in excess of the Decent Homes Standard;
- Providing an on-going development programme to address the undersupply of affordable and appropriately designed homes for older people in the region.

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Report of The Board (continued)

Whilst there is competition between these priorities, and there is often a need to compromise, this does not apply to maintaining financial viability. The latest update to the Association's Annual Financial Plan which looks at the potential financial performance of the Association over the next 30 years, was approved by The Board in March 2026 (with an update in May 2026) and delivers both an ongoing surplus and a sustainable development programme. This demonstrates a strong position and meets the expectations of external stakeholders and funders.

Operating conditions have proved challenging over the last few years with Covid, Brexit, high inflation and scarcity of resources all impacting on costs. As a result, maintenance costs per unit and operating costs as a percentage of turnover have substantially increased and remained at that higher level during 2025/26. Repairs requested by residents continue to be a priority, and the Association has sought to maintain standards and service levels despite the increases in unit costs experienced. This continues to be a challenge, however efficiencies have been identified across the organisation, and it remains our expectation to continue to meet long term planned maintenance programmes such that targets for exceeding the decent homes standard and achieving EPC-C and long term decarbonisation goals will be achieved.

During 2025/26, the Association has maintained the levels of expenditure seen in the prior year relating to day to day responsive repairs, while managing to spend slightly less on empty homes due to there being fewer properties becoming vacant. Responsive repairs connected to resident enquiries surrounding possible damp and mould have remained a priority and help to explain the continuation of the trend from 2024/25. However, during 2025/26 DAMHA has undertaken a painting programme across it's estates as well as investing heavily in non capital energy performance upgrades to a significant number of homes. The result is that overall estate repairs costs increased by 12% year on year (2025: 29%). We continue to tender all significant contracts for services and look to achieve the best value for money possible in this challenging environment.

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Report of The Board (continued)

The arrears of maintenance charges continue to be low compared to our peers and we continue to be proactive in working with our residents to keep our arrears at a low level by working with them closely where problems are identified at an early stage.

No new homes were completed during the year but the Association did begin construction on a site of 23 new bungalows in Trimdon, County Durham. The Association's approved financial plan from May 2026 remains committed to the development of new homes over the medium to long term, with 190 homes outlined for delivery over the next 10 years.

Looking forward to 2026/27 we continue to face the challenge of inflation on our costs. We have allowed for expectations within our budget and anticipate some real term savings across other budget areas.

The RSH requires us to report our performance against 7 specific metrics which are as follows

Metric	2025/26 Outturn	2025/26 Budget	2024/25 Peer Quartile	2024/25 Outturn	2023/24 Outturn
1. Reinvestment %	5.13%	6.30%	Q3	2.42%	1.52%
2a. New Supply Delivered Social Housing%	0.00%	0.00%	Q4	0.00%	0.00%
2b. New Supply Delivered Non Social Housing %	0.00%	0.00%	Q4	0.00%	0.00%
3. Gearing	10.77%	11.21%	Q1	10.19%	10.19%
4. Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI)	-42%	142%	Q2	175%	347%
5. Headline Social Housing Cost per Unit	£5,953	£5,090	Q2	£4,899	£3,516
6a. Operating Margin - Social Housing %	4.93%	14.48%	Q4	10.00%	22.31%
6b. Operating Margin - All %	4.88%	14.46%	Q4	9.95%	23.26%
7. Return on Capital Employed (ROCE) %	0.62%	1.79%	Q4	1.18%	2.56%

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Report of The Board (continued)

Our benchmarked results against 14 near-peers in the North of England and Midlands using the latest annualised data available from Housemark at the time of preparing this report (the 2024/25 financial year), are shown on the previous page.

For 2025/26, we performed largely in line with our expected budgets for reinvestment at 5.13% versus a budget of 6.30%. There were some additional costs incurred on capitalised works to existing properties, connected to accelerated planned maintenance work and items of capital work within our grant bid on 'Warm Homes: Social Housing Fund Wave 3' (WHSHF). In 2025/26, DAMHA invested over £2.75m in capital improvements to its existing properties compared to £1.72m in the prior year. This was offset with some underspend on our new homes development at Trimdon (23 homes), which did not start on site until later in the financial year than planned. There were no new homes completed during 2025/26 as Trimdon is expeced to begin handover of new homes during 2026/27 at the earliest. DAMHA's Gearing metric continues to perform well and is an area of strength for the organisation, having comparably lower debt than many of its peers as a proportion of its asset base. This strength is something the organisation can leverage as we look to increase our development of new homes over the next few years.

The VFM metrics of EBITDA-MRI, Operating Margin and Headline Social Housing Costs per Unit, have continued to be put under pressure during 2025/26 as they had been in the previous financial year. In conjunction with the planned maintenance programme of works on new energy efficient boilers and windows & doors, a range of associated works such as loft or cavity wall insulation were undertaken at the same time to minimise disruption for our residents at additional costs in the year of almost ££488k during 2025/26. Non capital works on painting and landscaping accounted for an additional £272k during 2025/26 compared to the previous year. In contrast, the Association has performed very well during 2025/26 in terms of its no. of vacant homes during the year. Rent losses from voids equated to 1.61% versus a budget of 1.93%. This has resulted in an underspend on void home repairs of £194k during 2025/26. These variances in expenditure during 2025/26 equate to £0.56m and explain the movement in our operating surplus and associated VFM metrics between 2024/25 and 2025/26.

As well as the RSH metrics we subscribe to a Pulse report with Housemark. This report demonstrates that we perform well against our peers with high satisfaction levels with the overall service we provide.

Looking forward to 2026/27 and beyond, we expect profitability metrics to make a gradual improvement towards 2030 and look to make savings on day to day costs, Our key focus remains, however, ensuring we continue to provide the high level of service that our residents have come to expect.

Alongside all Registered Providers we are anticipating the requirement for significant investment in our stock in order to comply with new regulations on EPC standards and the government's long term target of achieving net zero carbon emisions. We have established priorities for investment and have begun work accordingly. The priority for the Association remains maximising the opportunity for affordable warmth for our residents within the changing energy environment ahead.

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

Under charity law, the Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations.

The financial statements are required by law to give a true and fair view of the state of affairs of the Association and of the surplus or deficit for that period.

In preparing these financial statements, The Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the recommendations of the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Trustees are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the Association at that time and enable The Board to ensure that its financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The Board has general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditor

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

Auditor

A resolution to reappoint Menzies as auditor was proposed at the Annual General Meeting.

Signed on behalf of the Trustees:

A Rowlands

Chair
Anne Rowlands
24.09.2026

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INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF DURHAM AGED MINEWORKERS' HOMES ASSOCIATION

Opinion

We have audited the financial statements of Durham Aged Mineworkers' Homes Association (the 'Association') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Reserves, the Statement of Cash Flows and the notes to the financial statements. 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 Association's affairs, including related housing activities, as at 31 March 2026 and of its incoming resources and application of resources, for the year 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 Charities Act 2011, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022 and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers.

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 Association 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

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Other information

The other information comprises the information included in the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the trustees' 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.

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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- in light of the knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report; or
- proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Under the Housing and Regeneration Act 2008, we are required to report to you if, in our opinion:

- proper accounting records of its transactions and its assets and liabilities in relation to its housing activities have not been kept; and
- a satisfactory system of control of those records, its cash holdings and its receipts and remittances in relation to those activities has not been maintained.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities set out on page 14, the trustees 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 trustees determines 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 trustees are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intends to liquidate the Association to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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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.

Auditor's responsibilities for the audit of the financial statements

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's web-site at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

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

- We obtained an understanding of laws, regulations and guidance that affect the Association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws, regulations and guidance that we identified included the Charities Act 2011, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, tax legislation, health and safety legislation, and employment legislation

- We enquired of the trustees' and reviewed correspondence and board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the trustees' have in place, where necessary, to ensure compliance.

- We gained an understanding of the controls that the trustees' have in place to prevent and detect fraud. We enquired of the trustees about any incidences of fraud that had taken place during the accounting period.

- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the regulated nature of the Association's activities.

- We reviewed financial statements disclosures and supporting documentation to assess compliance with relevant laws and regulations discussed above.

- We enquired of the trustees about actual and potential litigation and claims.

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- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Use of our report

This report is made solely to the Association's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the 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 Association and the Association's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:

Menzies LLP

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Richard Graham ACA (Senior Statutory Auditor)

For and on behalf of

Menzies

Statutory Auditor

One Express

1 St George Leigh Street

Ancoats

Manchester

M4 5DL
Date:28-Sep-2026

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Statement of Comprehensive Income for the year ended 31st March 2026

	Note	2026 Total £'000	2025 Total £'000
Turnover	3	**10,784**	**10,173**
Operating Expenditure	3	**(10,257)**	**(9,161)**
Profit on Disposal of Fixed Assets	7	**22**	**45**
Operating Surplus		**548**	**1,056**
Interest Receivable	8	**357**	**490**
Interest and Financing Costs	9	**(730)**	**(830)**
Surplus for the year		**174**	**716**
Actuarial Gain/(Loss) in Respect of Pension Schemes	22	**97**	**(31)**
Movement in Fair Value of Investments	14	**140**	**(28)**
Total Comprehensive Income for the Year		**411**	**657**

The financial statements were approved and authorised for issue by the Board on 24 September 2026 and signed on its behalf by:

Chair
Anne Rowlands

Chair of Audit Committee
Diane Carney

The Associations' results relate wholly to continuing activities and the notes on pages 23 to 48 form an integral part of these financial statements.

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Statement of Financial Position as at 31st March 2026

	Note	31 March 2026 £'000	31 March 2025 £'000
Fixed Assets			
Tangible Fixed Assets	12,13	79,850	77,844
Investments	14	1,823	1,723
		81,673	**79,567**
Current Assets			
Trade and Other Debtors	15	628	334
Cash and Cash Equivalents		6,799	8,247
		7,427	**8,581**
Creditors: Amounts Falling Due Within One Year	16	(4,783)	(2,846)
Net Current Assets		**2,645**	**5,735**
Total Assets less Current Liabilities		**84,318**	**85,302**
Creditors: Amounts Falling due After More than one Year	17	(53,290)	(54,395)
Provisions for Liabilities			
Pension Liability	22	(609)	(900)
Total Net Assets		**30,418**	**30,006**
Reserves			
Income and Expenditure Reserve		27,021	26,343
Other Reserves	25	3,397	3,663
Total Reserves		**30,418**	**30,006**

The financial statements were approved and authorised for issue by the Board on 24 September 2026 and signed on its behalf by:

Chair
Anne Rowlands

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Diane Carney

The notes on pages 23 to 48 form an integral part of these financial statements

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Statement of Changes in Reserves for the year ended 31st March 2026

	Note	Income and Expenditure Reserve £'000	Restricted Reserve £'000	Designated Reserve £'000	Total £'000
Balances as at 1 April 2024		25,239	1,465	2,645	29,349
Surplus for the Year		716	-	-	716
Actuarial loss on pension liability	22	(31)	-	-	(31)
Movement in Fair Value of Investments	14	(28)	-	-	(28)
Transfer of Designated Expenditure from Designated Reserve		484	-	(484)	0
Transfer of Restricted Expenditure from Unrestricted Reserve		(37)	37		-
Balance at 31 March 2025		**26,343**	**1,502**	**2,161**	**30,006**
Surplus for the Year		174	-	-	174
Actuarial loss on pension liability	22	97	-	-	97
Movement in Fair Value of Investments	14	140	-	-	140
Transfer of Designated Expenditure from Designated Reserve		300	-	(300)	-
Transfer of Restricted Expenditure from Unrestricted Reserve		(34)	34	-	-
Balance at 31 March 2026		**27,021**	**1,536**	**1,861**	**30,418**

The notes on pages 23 to 48 form an integral part of these financial statements

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Statement of Cash Flows for the year ended 31st March 2026

	2026 £'000	2025 £'000
Net Cash Generated From Operating Activities (see note i)	2,544	2,459
Cash Flow From Investing Activities		
Purchase of Tangible Fixed Assets	(2,771)	(2,183)
Proceeds From Sale of Tangible Fixed Assets	46	53
Grants Received	-	-
Interest Received	359	467
	(2,365)	**(1,663)**
Cash Flow From Financing Activities		
Interest Paid	(665)	(784)
New Secured Loans	-	-
Other net cashflow	(144)	(33)
Repayments of Borrowings	(790)	(1,398)
	(1,598)	**(2,215)**
Net Change in Cash and Cash Equivalents	(1,420)	(1,418)
Cash and Cash Equivalents at Beginning of the Year	8,219	9,637
Cash and Cash Equivalents at End of the Year	**6,799**	**8,219**

Note i	2026 £'000	2025 £'000
Surplus for the year	174	716
Adjustments for non-cash items:		
Depreciation of tangible fixed assets	2,233	2,020
Amortisation of grants	(644)	(450)
Decrease/(increase) in trade and other debtors	(294)	112
Increase/(decrease) in trade and other creditors	882	210
Pension costs less contributions payable	(159)	(444)
Profit (Loss) on disposal of tangible fixed assets	(22)	(45)
Release of winter reserve	-	-
Adjustments for investing or financing activities:		
Interest payable	730	830
Interest received	(357)	(490)
Net cash generated from operating activities	**2,544**	**2,459**

The notes on pages 23 to 48 form an integral part of these financial statements

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Notes to the Financial Statements

1. Legal status

At the Balance Sheet date Durham Aged Mineworkers' Homes Association was an Incorporated Registered Charity (No. 1191033), a Registered Social Housing Provider (No. 5125) and a Member of the National Association of Almshouses. As set out in the Board Report, Durham Aged Mineworkers' Homes Association became an Incorporated Registered Charity at midnight on 31st March 2021. Durham Aged Mineworkers' Homes Association's principal activity is to provide social housing.

2. Principal accounting policies

Basis of accounting

The financial statements of the Association are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP), including Financial Reporting Standard 102 (FRS102) and the Statement of Recommended Practice (SORP): accounting for Registered Housing Providers 2018 and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. Accounting policies have been applied consistently throughout the year. The financial statements are prepared on a going concern basis, under the historical cost convention.

While the Association is an Incorporated Charity and a member of the National Association of Almshouses, the Association is also a Private Registered Provider of Social Housing. Therefore, the financial statements have been prepared in compliance with the Housing SORP 2018 to enable consistency, ease and transparency in our reporting to the housing regulator.

The accounts include the results and net assets of William Russell Bequest, Brandon Colliery Aged Workers' Homes Association, Cockfield Aged Miners' Homes, Homes for Aged Mineworkers & Other Workmen at Wingate Colliery and Vesper House Trust, which are all entities controlled by Durham Aged Mineworkers' Homes Association. These bodies are all linked to Durham Aged Mineworkers' Homes Association via a linking direction from the Charity Commission. This means that the Association is only required to prepare single entity accounts that consolidate the results of all the linked bodies, rather than preparing separate accounts for Durham Aged Mineworkers' Homes Association and separate consolidated financial statements.

Going Concern

The Association's financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the forseeable future. No significant concerns have been noted in the business plan updated for 2026/27 and, therefore, we consider it appropriate to continue to prepare the financial statements on a going concern basis. The Associations' business activities, its current financial position and the factors likely to affect its future development, performance and position are set out in the Report of the Board.
We continue to include in our updated 30 year financial plan 2026/27 plan, the costs of EPC works to bring our properties up to EPC level C in line with the UK Governments targets. The financial plan model has assumed that repair costs will rise above inflation by 0.50% in the years 2027/28 to 2030/31. The Board have led on stress testing of the financial plan in March 2026 and are content that there is no detriment to going concern principles.

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2. Principal accounting policies (continued)

Significant judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the statement of financial position date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Development expenditure
The Association capitalises development expenditure in accordance with the accounting policy described on pages 26 and 27. Initial capitalisation of costs is based on management's judgement that the development scheme is confirmed, usually when Board approval has taken place including access to the appropriate funding.

Useful lives of depreciable assets
Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to technological obsolescence that may change the utility of certain software and IT equipment and changes to decent homes standards which may require more frequent replacement of key components.

Defined benefit obligation
The cost of defined pension plans are determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and long term nature of these plans, such estimates are subject to signifivant uncertainty. Management utilise the SHPS pension actuary experts to help determine the appropriate assumptions and calculations to apply.

Impairment

The Association considers whether indicators of impairment exist in relation to tangible assets. Indicators considered include external sources of information such as market value, market interest rates and returns on investment, actual or proposed changes the technological, economic or legal environment, obsolescence or damage to the asset, operational changes or internal reporting which indicates that the asset is performing worse than expected. The Association also considers expected future performance of the asset.

Annually housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the carrying amount of the asset to its recoverable amount. Where the carrying amount of an asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure.

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2. Principal accounting policies (continued)

Turnover

Turnover comprises rental and service charge income receivable for the year, and amortised capital grants. Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids.

Taxation

Durham Aged Mineworkers' Homes Association is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by chapter 3 part II of the Corporation Tax Act 2010 or section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Interest payable

Interest is capitalised on borrowings to finance the development of qualifying assets to the extent that it accrues in respect of the period of development if it represents:

a) Interest on borrowings specifically financing the development after deduction of related grants received in advance; or

b) A fair amount of interest on borrowings of the Association as a whole after the deduction of social housing grant received in advance to the extent that they can be deemed to be financing the development programme.

All other interest payable is charged to the Statement of Comprehensive Income in the year.

Financial Instruments

The Association have assessed financial instruments held as basic in accordance with FRS 102, and as such are accounted for under the amortised historic cost model, except for the investments held which are measured at fair value. The carrying value of financial instruments at 31 March 2026 was £6,785k.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand as well as short term deposits with a maturity date of three months or less.

Debtors

Debtors with no stated interest rate and receivable or payable within one year are recorded at transaction price, less any impairment.

Creditors

Creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price, less any impairment.

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2. Principal Accounting policies (continued)

Loans

All loans held by the Association are classified as basic financial instruments in accordance with FRS102. They are held at transaction price plus transactions costs initially, and subsequently at amortised cost using the effective interest rate method.
Loan interest costs are calculated using the effective interest method of the difference between the loan amount at initial recognition and amount at maturity of the related loan.

Employee Benefits

Short-term employee benefits and contributions to defined contribution plans are recognised as an expense in the period in which they are incurred.

Pensions

The Association participates in an industry-wide multi-employer pension scheme offering a number of defined benefit schemes as well as a defined contribution scheme; the Social Housing Pension Scheme (SHPS). The Scheme is Administrated by The Pensions Trust (TPT) who also act as the Scheme actuary who provide an estimate of the Association's share of the scheme assets and liabilities.
The estimate is based on a number of critical underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the liability and the annual defined benefit expenses. The assumptions used and the accounting entries underpinning the pension liability estimate can be viewed in note 22.

Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, development costs and interest charges incurred during the development period.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements.

Land that has been donated to the Association is added to cost at the fair value of the land at the time of the donation.

Land is not depreciated.

The Association has adopted a de-minimis level of £5,000, which means that all expenditure relating to Housing Properties below this value is expensed directly to the Statement of Comprehensive Income rather than being capitalised. In addition, the Association has also adopted the policy of treating all expenditure relating to Disabled Adaptations as revenue expenditure as they are deemed not to add any value to a property.

Social Housing Grant

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure, under the accruals model. Grant received for items of cost written off in the Statement of Comprehensive Income Account is included as part of turnover. Grant must be recycled by the Association under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the grant can be used for projects approved by Homes England. However, grant may have to be repaid if certain conditions are not met.

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2. Principal Accounting policies (continued)

Recycling of Capital Grant

Where grant is recycled, as described above, the grant is credited to a fund which appears as a creditor until used to fund the acquisition of new properties or other eligable uses approved by Homes England. Where recycled grant is known to be repayable it is shown as a creditor due within one year.

Depreciation of housing properties

Freehold properties, other than properties under construction, are depreciated so as to write down the cost, less estimated residual value, on a straight line basis over 100 years. Individual components are depreciated over their expected useful life as follows:

Roof	40 years
Heating systems	30 years
Electrics	30 years
Windows and external doors	25 years
Lift	20 years
Bathroom	20 years
Kitchen	15 years
Estate Curtiledge	10 years
Gas Boiler	10 years

Freehold land is not depreciated.
Housing properties in the course of construction are stated at cost and not depreciated.

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2. Principal Accounting policies (continued)

Other fixed assets and depreciation

Other tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. The carrying value of tangible fixed assets at 31st March 2026 was £79,850k. Depreciation is charged on a straight-line basis over the expected economic useful lives of the assets at the following annual rates:

Freehold office	2% per annum straight line method
Equipment, furniture and fixtures	10% per annum straight line method
Computer equipment	33.3% per annum straight line method

Leases
The rental payable under operating leases is charged to the Statement of Comprehensive Income on a straight-line basis over the term of the lease.

Reserves
The Association establishes restricted reserves for specific purposes where their use is subject to external restrictions.
The Association has also created two designated reserves as follows:

(i) Planned maintenance and improvements

A designated reserve has been created in order to meet future expenditure upon planned maintenance and improvements in accordance with the Association's rolling 5 year Planned Maintenance Programme, which is revised annually as part of the financial planning process. The reserve has been established to the extent that it is considered that expenditure will need to be met from the Association's own reserves. All other expenditure upon improvements and major repairs will be met by a combination of borrowing and Social Housing Grant.

(ii) Winter reserve

A winter reserve has been created to meet excess costs incurred in the event of severe winter weather. The current reserve is £60,000 and would be released in the event of significant winter storms and any resulting repair works.

Holiday Accruals

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the reporting date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the reporting date.

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3. Particulars of Turnover, Cost of Sales, Operating Costs and Operating Surplus

	Turnover £'000	2026 Operating Expenditure £'000	Operating Surplus £'000
Social Housing Lettings			
Housing Accommodation	10,731	(10,203)	528
Total Social Housing lettings	**10,731**	**(10,203)**	**528**
Other Social Housing Activities			
Garages and Allotments	-	-	-
Management Services	31	(55)	(24)
Lease of Residential Home	21	-	21
	52	**(55)**	**(3)**
	10,784	**(10,257)**	**525**
Profit/(Loss) on disposal of fixed assets			22
Operating Surplus			**548**

All operatons are continuing operations

	Turnover £'000	2025 Operating Expenditure £'000	Operating Surplus £'000
Social Housing Lettings			
Housing Accommodation	10,122	(9,110)	1,013
Total Social Housing lettings	**10,122**	**(9,110)**	**1,013**
Other Social Housing Activities			
Garages and Allotments	(1)	-	(1)
Management Services	31	(51)	(20)
Lease of Residential Home	21	-	21
	50	**(51)**	**0**
	10,173	**(9,161)**	**1,012**
Release of disposal proceeds fund			-
Profit/(Loss) on disposal of fixed assets			45
Operating Surplus			**1,056**

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4. Particulars of Income and Expenditure from Social Housing Lettings

	2026 Housing Accommodation £'000	2025 Housing Accommodation £'000
Rent Receivable Net of Identifiable Service Charges and void losses	9,659	9,290
Service Charge Income	428	382
Amortised Government Grants	441	437
Other Grants	203	14
Turnover From Social Housing Lettings	**10,731**	**10,122**
Services	(325)	(444)
Management	(1,407)	(1,243)
Routine Maintenance	(5,392)	(4,651)
Planned Maintenance	(507)	(487)
Bad Debts	(18)	(10)
Water Rates	(390)	(328)
Impairment of Housing Properties	-	-
Depreciation of Housing Properties	(2,156)	(1,942)
Lease Costs	(10)	(5)
Other Costs	-	-
Operating Expenditure on Social Housing Lettings	**(10,203)**	**(9,110)**
Operating Surplus on Social Housing Lettings	**528**	**1,013**
Void Losses	**(153)**	**(159)**

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5. Accommodation in Management and Development

At the end of the year, accommodation in management for each class of accommodation was as follows:

	2025 No. of Properties	Additions	Disposals	Other	2026 No. of Properties
Social Housing					
General Housing:					
- Social Rent	1,541	-	(1)	(1)	1,539
- Affordable Rent	239	-	-	1	240
Shared Ownership Units	3	-	-	-	3
Leasehold Schemes for the Elderly	16	-	-	-	16
Total Owned	**1,799**	**-**	**(1)**	**-**	**1,798**
Accommodation Managed for Others	39	-	-	-	39
Total Managed	**39**	**-**	**-**	**-**	**39**
Total Owned and Managed	**1,838**	**-**	**-**	**-**	**1,837**
Accommodation in Development at the Year End	-				-

6. Operating Surplus

The operating surplus is arrived at after charging:

	2026 £'000	2025 £'000
Depreciation of Housing Properties (Note 12)	2,156	1,942
Depreciation of Other Tangible Fixed Assets (Note 13)	77	77
Fees Payable to the Association's Auditors for the Audit of the Financial Statements (excl VAT)	28	27
Fees Payable to the Association's Auditors for Other Services	-	-
Fees Payable for Internal Audit (excl. VAT)	17	16
Total Audit Services	**45**	**43**

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7. Profit (Loss) on Disposal of Fixed Assets - Housing Properties

	2026 £'000	2025 £'000
Housing properties		
Disposal Proceeds	42	112
Carrying Value of Fixed Assets	(19)	(68)
Profit (Loss) on disposal	**22**	**45**
Capital Grant Recycled (Note 19)	19	65

All values above relate to Continuing Operations.

8. Interest Receivable

	2026 £'000	2025 £'000
Bank Interest Receivable and Similar Income	357	490
	357	**490**

All values above relate to Continuing Operations.

9. Interest and Financing Costs

	2026 £'000	2025 £'000
Defined Benefit Pension Charge	(57)	(60)
Loans and Bank Overdrafts	(673)	(770)
	(730)	**(830)**
Interest Payable Capitalised on Housing Properties Under Construction	-	-
	(730)	**(830)**

All values above relate to Continuing Operations.

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10. Employees

10 a. Employee numbers

The average monthly number of employees expressed as full time equivalents (calculated based on a standard working week of 35 hours) was:

	2026	2025
Office Based Staff	28	26
Resident Managers and Care Staff	3	3
	31	**29**

10 b. Employee costs

	2026 £'000	2025 £'000
Wages and Salaries	1,306	1,173
Social Security Costs	171	117
Other Pension Costs	333	367
	1,810	**1,657**

Annual payments to 21 Residents Representatives totalling £4.7k are included within wages and salaries.

10 c. Termination benefits

During the year, the Association terminated the employment of one member of staff (2024/25: One). The table below sets out the total costs of termination benefits.

	Other agreed departures	
	2026 £'000	2025 £'000
Termination Benefits	**16**	22

All termination benefits agreed in 2025/26 (one: £16k) were paid in full during the year (2024/25: £22k).

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11. Key Management Personnel

11 a. Key Management Personnel costs

The aggregate remuneration for key management personnel charged in the year is:

	2026 £'000	2025 £'000
Basic Salary	273	244
Benefits in Kind	4	4
Pension Contributions	68	80
	345	**327**

11 b. Key Management Personnel salary bandings over £60,000

The full time equivalent number of staff who received emoluments:

	2026	2025
£60,000 to £70,000	**0**	0
£70,001 to £80,000	1	1
£80,001 to £90,000	1	0
£90,001 to £100,000	0	0
£100,001 to £110,000	1	1

The emoluments of the highest paid director, excluding pension contributions, were £110,888 (2024/25: £101,237).

11 c. Emoluments paid to Non Executive Directors

Emoluments paid to non-executive directors of the Association amounted to NIL (2024/25: NIL).

11 d. Chief Executive's Pension

The Chief Executive is an ordinary member of the pension scheme. No enhanced or special terms apply to the Chief Executive's pension and he has no individual pension arrangement to which the Association makes a contribution.

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12. Fixed assets - housing properties

12 a. Housing properties

	Social housing properties held for letting £'000	Housing properties for letting under construction £'000	Total housing properties £'000
Cost			
At 1 April 2025	104,872	338	105,210
Additions	2,756	1,317	4,072
Reclassifications	132	(132)	-
Works to existing properties	-	-	-
Disposals	(924)	0	(924)
At 31 March 2026	**106,835**	**1,522**	**108,358**
Depreciation			
At 1 April 2025	27,728	-	27,728
Depreciation charged in year	2,156	-	2,156
Released on disposal	(907)	-	(907)
At 31 March 2026	**28,977**	**-**	**28,977**
Net book value			
At 31 March 2026	**77,859**	**1,522**	**79,381**
At 31 March 2025	**77,144**	**338**	**77,482**

12 b. Expenditure on works to existing properties

	2026 £'000	2025 £'000
Improvement works capitalised	2,756	1,717
Amounts charged to income and expenditure	507	487
	3,262	**2,204**

During the financial year to 31st March 2026, DAMHA spent £1,709k on improving the energy performance of its homes. DAMHA has an EPC Improvements 'carve out' within its EBITDA MRI banking covenants with Royal Bank of Scotland. EBITDA MRI Interest cover for the year was, therefore, 147% versus a covenant minimum required of 110%.

12 c. Social housing assistance

	2026 £'000	2025 £'000
Total accumulated social housing grant received or receivable at 31 March	45,897	45,471
Recognised in the Statement of Comprehensive Income	(9,500)	(9,051)
Held as deferred income	**36,397**	**36,420**

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12. Fixed assets - housing properties (continued)

12 d. Finance costs

	2025 £'000	2025 £'000
Aggregate amount of finance costs included in the cost of housing properties	47	22

12 e. Housing properties book value net of depreciation

	31 March 2026 £'000	31 March 2025 £'000
Freehold land and buildings	76,211	74,312
Long leasehold land and buildings	3,170	3,170
	79,381	**77,482**

12 f. Impairment

The Association has performed an impairment review, in line with the accounting policy detailed in note 2. Following the review no impairment indicators have been identified (2025: NIL).

13. Tangible fixed assets - other

	Freehold offices £'000	Computers and office equipment £'000	Furniture, fixtures and fittings £'000	Total £'000
Cost				
At 1 April 2025	492	552	142	1,186
Additions	98	34	51	184
Disposals	-	-	-	-
At 31 March 2026	**590**	**586**	**193**	**1,369**
Depreciation				
At 1 April 2025	270	469	85	824
Charged in the year	10	58	9	77
Released on disposal	-	-	-	-
At 31 March 2026	**280**	**527**	**94**	**901**
Net book value				
At 31 March 2026	**311**	**60**	**99**	**469**
At 31 March 2025	**222**	**83**	**56**	**362**

14. Fixed Asset Investments

	31 March 2026 £'000	31 March 2025 £'000
Valuation		
At 1 April	1,723	1736
Additions	(40)	15
Movement arising on revaluation	140	(28)
At 31 March	**1,823**	**1,723**

	31 March 2026 £'000	31 March 2025 £'000
Listed Investments	**1,823**	**1,723**

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15. Debtors

	31 March 2026 £'000	31 March 2025 £'000
Due within one year		
Rent and service charges receivable	135	83
Less provision for bad and doubtful debts	(101)	(84)
Net rental debtors	**34**	**(1)**
Other debtors	233	16
Prepayments and accrued income	361	318
	628	**334**
Due after more than one year		
Prepayments and accrued income	-	-

16. Creditors: amounts falling due within one year

	31 March 2026 £'000	31 March 2025 £'000
Debt (Note 20)	803	798
THFC bond premium creditor (Note 21)	144	144
Trade creditors	1,241	399
Rent and service charges received in advance	34	27
Recycled capital grant fund (Note 19)	306	575
Deferred grant income (Note 18)	450	433
Other creditors	104	125
Accruals and deferred income	1,701	345
	4,783	**2,846**

17. Creditors: amounts falling due after more than one year

	31 March 2026 £'000	31 March 2025 £'000
Debt (Note 20)	14,548	15,343
THFC bond premium creditor (Note 21)	2,370	2,513
Recycled capital grant fund (Note 19)	122	248
Unallocated capital grant*	304	304
Deferred grant income (Note 18)	35,946	35,986
	53,290	**54,395**

*There is an agreement in place with Homes England in respect of unallocated grant in respect of previously sold properties. The total value of this grant is currently £303.9k.

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18. Deferred grant income

	31 March 2026 £'000	31 March 2025 £'000
At 1 April	36,419	36,388
Grant received in the year	446	532
Disposals in the year	(19)	(68)
Released to income in the year	(450)	(433)
At 31 March	**36,396**	**36,419**

	31 March 2026 £'000	31 March 2025 £'000
Amounts to be released within one year (Note 16)	450	433
Amounts to be released in more than one year (Note 17)	35,946	35,986
	36,396	**36,419**

19. Recycled capital grant fund

	31 March 2026 £'000	31 March 2025 £'000
At 1 April	823	1,229
Adjustment to Balance as per Homes England	-	-
Grants recycled	19	65
Interest accrued	31	62
Grant withdrawn	(446)	(532)
At 31 March	**428**	**823**
Amount of grant due for repayment	**306**	**575**

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20. Debt analysis

20 a. Borrowings

	31 March 2026 £'000	31 March 2025 £'000
Due within one year		
Banks loans (Note 16)	803	798
	803	**798**
Due after more than one year		
Bank loans (Note 17)	14,548	15,343
	14,548	**15,343**
Total loans	**15,351**	**16,141**

20 b. Security

Loans are secured by fixed charges on individual properties.

20 c. Terms of repayment and interest rates

Housing Loans are secured by specific charges on the Association's housing properties. Approximately 80% (2024/25 : 80%) of all loans are on a fixed term basis with rates of interest varying from 1.8% to 13.6%. All loans are repayable by instalments.

	31 March 2026 £'000	31 March 2025 £'000
Within one year or on demand	803	798
One year or more but less than two years	812	796
Two years or more but less than five years	1,655	2,452
Five years or more	12,081	12,095
	15,351	**16,141**

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21 a Bond Premium

During 2022/23 bond funding was agreed with The Housing Finance Corporation. Additional cash receipts in excess of the £8m bond were received, representing the difference between the nominal interest rate, 5.20%, and the effective rate of 2.836%. This is held on the SOFP and released as a credit to loan interest over the term of the loan.

	31 March 2026	31 March 2025
Total Bond Premium	2,657	2,813
Recognised in the Statement of Comprehensive Income	(144)	(156)
Held as deferred interest	**2,514**	**2,657**
Due within one year	144	144
Due after more than one year	2,370	2,513
	2,514	**2,657**

21 b Bond Issue Costs

The Association was subject to bond issue costs of £107.4k. This is held on the SOFP and released as a debit to bank charges over the term of the loan.

	31 March 2026	31 March 2025
Total Bond Issue Costs	(94)	(99)
Recognised in the Statement of Comprehensive Income	5	5
Held as deferred interest	**(89)**	**(94)**
Due within one year	(5)	(5)
Due after more than one year	(84)	(89)
	(89)	**(94)**

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22. Pensions

The Association participates in the Social Housing Pension Scheme (SHPS), which is a multi-employer scheme that provides benefits to some 500 non-associated employers. The scheme is a defined benefit scheme in the UK.

In previous periods it was not possible for the Association to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme and therefore it was accounted for as a defined contribution scheme. However, from 2018/19 the scheme now provides sufficient information to enable it to be accounted for as a defined benefit scheme.

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

The scheme is classified as a 'last-man standing arrangement'. Therefore, the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

Where the scheme is in deficit and where the association has agreed to a deficit funding arrangement, the association previously recognised a liability for this obligation. The amount recognised was the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value was calculated using the discount rate detailed in these disclosures.

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the full impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue. The Board has, however, considered our likely level of exposure and the legal costs involved in attempting to mitigate this risk and concluded that incurring legal costs to mitigate this risk may not be proportionate to the likely level of exposure although this remains under review.

The remaining disclosures in note 22 relate to the Defined Benefit Pension estimates provided by the actuary for the period 2025/26

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22. Pensions (continued)

Present values of defined benefit obligation, fair value of assets and defined benefit liability

	31 March 2026 £'000	31 March 2025 £'000
Fair value of plan assets	5,385	5,129
Present value of defined benefit obligation	(5,994)	(6,029)
Defined benefit (liability) to be recognised	**(609)**	**(900)**

Reconciliation of opening and closing balances of the defined benefit obligation

	31 March 2026 £'000	31 March 2025 £'000
Defined benefit obligation at 1 April	6,029	6,483
Current service cost	90	93
Expenses	11	9
Interest expense	344	314
Contributions by plan participants		
Actuarial losses (gains) due to scheme experience	(114)	118
Actuarial losses (gains) due to changes in demographic assumptions	54	0
Actuarial losses (gains) due to changes in financial assumptions	(83)	(740)
Benefits paid and expenses	(337)	(248)
Defined benefit obligation at 31 March	**5,994**	**6,029**

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

	31 March 2026 £'000	31 March 2025 £'000
Fair value of plan assets at 1 April	5,129	5,230
Interest income	298	263
Experience on plan assets (excluding amounts included in interest income) - (loss)/gain	(46)	(653)
Contributions by the employer	341	537
Contributions by plan participants		
Benefits paid and expenses	(337)	(248)
Fair value of plan assets at 31 March	**5,385**	**5,129**

The actual return on the plan assets (including any changes in share of assets) over the period from 31 March 2025 to 31 March 2026 was £252,000 (2024/25: £390,000).

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22. Pensions (continued)

Defined benefit costs in the Statement of Comprehensive Income (SOCI)

	31 March 2026 £'000	31 March 2025 £'000
Current service cost	90	93
Expenses	11	9
Net interest expense	46	51
Defined benefit costs recognised in the SoCI	**147**	**153**

Defined benefit costs recognised in Other Comprehensive Income

	31 March 2026 £'000	31 March 2025 £'000
Experience on plan assets (excluding amounts included in net interest cost) - (loss)/gain	(46)	(653)
Experience gains and losses arising on the plan liabilities - gain/(loss)	114	(118)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain/(loss)	(54)	0
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain/(loss)	83	740
Total amount recognised in other comprehensive income - gain/(loss)	**97**	**(31)**

Assets	31 March 2026 £'000	31 March 2025 £'000
Global Equity	597	574
Absolute Return	-	-
Distressed Opportunities	-	-
Credit Relative Value	-	-
Alternative Risk Premia	-	-
Liquid Alternatives	959	951
Emerging Markets Debt	-	-
Risk Sharing	-	-
Insurance-Linked Securities	8	16
Property	263	257
Infrastructure	-	1
Private Equity	12	5
Real Assets	507	614
Private Debt	-	-
Opportunistic Illiquid Credit	-	-
Private Credit	650	628
Credit	214	196
Investment Grade Credit	317	158
High Yield	-	-
Cash	1	70
Long Lease Property	-	1
Secure Income	163	86
Liability Driven Investment	1,642	1,553
Currency Hedging	-	8
Net Current Assets	52	11
Total assets	**5,385**	**5,129**

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22. Pensions (continued)

None of the fair values of the assets shown on the previous page include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

Key Assumptions

	31 March 2026 % per annum	31 March 2025 % per annum
Discount Rate	6.08%	5.82%
Inflation (RPI)	3.31%	3.10%
Inflation (CPI)	3.03%	2.79%
Salary Growth	4.03%	3.79%

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

	31 March 2026	31 March 2025
	Life expectancy at age 65 (Years)	Life expectancy at age 65 (Years)
Male retiring at 31 March	20.9	20.5
Female retiring at 31 March	23.2	23.0
Male retiring in 20 years	22.2	21.7
Female retiring in 20 years	24.6	24.5

23. Share Capital

The Association is limited by guarantee and therefore has no share capital. Each member agrees to contribute £1 in the event of the Association winding up. Subscriptions carry no right to dividends or repayment of capital. Members are entitled to vote at the Association's Annual General Meeting.

	31 March 2026 No	31 March 2025 No
Number of members		
At 1 April 2025	7	9
Joining during the year	4	0
Leaving during the year	(3)	(2)
At 31 March 2026	**8**	**7**

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Financial Commitments

24a. Capital commitments

	31 March 2026 £'000	31 March 2025 £'000
Capital expenditure		
Expenditure contracted for but not provided in the accounts	-	-
	-	-

24b. Operating Leases

The future minimum lease payments which the Association is committed to make under operating leases in respect of office equipment are as follows:

	31 March 2026 £'000	31 March 2025 £'000
within 1 year	10	5
Two to five years	30	12
Over 5 years	3	-
	44	**17**

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25. Related parties

The accounts include the results and net assets of William Russell Bequest, Brandon Colliery Aged Workers' Homes Association, Cockfield Aged Miners' Homes, Homes for Aged Mineworkers & Other Workmen at Wingate Colliery, entities controlled by Durham Aged Mineworkers' Homes Association. The income and expenditure accounts and balance sheet for the Association have not been separately presented, as they are not materially different from the consolidated information presented.

Restricted Reserves

	William Russell £'000	Brandon £'000	Cockfield £'000	Wingate £'000	Others £'000	Total £'000
At 31 March 2025	637	412	260	61	132	1,502
Surplus / (deficit) for the year	16	(22)	-	-	-	(6)
Prior year adjustments	-	9	-	-	-	9
Revaluation of Investments	27	-	4	-	-	31
At 31 March 2026	**680**	**399**	**264**	**61**	**132**	**1,536**

Restricted Reserves relate to funds whose use by the Association is restricted by charitable trust deed. The restricted reserves are allocated between William Russell Bequest, who is a linked charity with the Association under a Uniting Direction of October 2017 and three managed Almshouse Charities linked with the Association under a Uniting Direction of November 2005, being:

- Brandon Colliery Aged Workers' Homes Association ("Brandon")
- Cockfield Aged Miners' Homes ("Cockfield")
- Homes for Aged Mineworkers and other Workmen at Wingate Colliery ("Wingate")

In addition the Association manages funds transferred into its possession by the following subsidiary charities:

- Proceeds of sale of Trust property, comprised in a conveyance of 9th April 1959;
- Memorial Cottages, Scheme of 27 September 1955;
- Proceeds of sale of Nurses Home in connection with Wheatley Hill Nursing Association, conveyance1953; dated 6 December 1928 and resolution of subscribers dated 25 November;
- General Endowment Fund, Scheme of 14 August 1962;
- Particular Endowment Fund, Scheme of 14 August 1962;
- Dr David Wilson Memorial Reading Room, Declaration of Trust dated 1 August 1928; and
- John Arthur Walbank's Will proved 26 April 1946 and Scheme of 16 October 1968.

Related Party Transactions

There were no related party transactions during the financial year

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26. Financial assets and liabilities

26 a. Categories of financial assets and financial liabilities

	31 March 2026 £'000	31 March 2025 £'000
Financial assets - loans and receivables:		
Investments	1,823	1,723
Trade and other debtors	267	15
Cash and cash equivalents	6,799	8,247
	8,890	**9,985**
Financial liabilities - Amortised cost:		
Trade and other creditors	1,345	524
Loans	15,351	16,141
	16,696	**16,665**

26 b. Financial assets

Other than short-term debtors, financial assets held are equity instruments in other entities, cash deposits placed on money markets at call, seven-day and monthly rates and cash at bank. They are sterling denominated and the interest rate profile at 31 March was:

	31 March 2026 £'000	31 March 2025 £'000
Floating rate on money market deposits	6,799	8,247
	6,799	**8,247**

The financial assets on which no interest is earned comprise trade investments that have no fixed maturity. The remaining financial assets are floating rate attracting interest at rates that vary with bank rates.

26 c. Financial liabilities excluding trade creditors – interest rate risk profile

The Association's financial liabilities are sterling denominated. The interest rate profile of the Association's financial liabilities at 31 March 2026 was:

	31 March 2026 £'000	31 March 2025 £'000
Fixed rate	12,234	12,884

The fixed rate financial liabilities have a weighted average interest rate of 4.67% (2025: 4.44%).

The debt maturity profile is shown in note 20.

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27. Post balance sheet events

The Association has no post balance sheet events to declare.

28. Ultimate parent undertakings and controlling party

Durham Aged Mineworkers' Homes Association is a registered charity and a registered provider of social housing in the UK.
The following linked charities are included in the Durham Aged Mineworkers' Homes Association financial statements:

- Brandon Colliery Aged Workers' Homes Association ("Brandon")
- Cockfield Aged Miners' Homes ("Cockfield")
- Homes for Aged Mineworkers and other Workmen at Wingate Colliery ("Wingate")
- William Russell Bequest
- Vesper House Trust

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Durham Aged Mineworker's Association

Audit Management Letter

Year ending 31 March 2026

HLB THE GLOBAL ADVISORY AND ACCOUNTING NETWORK

MENZIES
BRIGHTER THINKING

Docusign Envelope ID: DF9E8BDF-3E20-8EA8-8136-07FDD201AB25

MENZIES
BRIGHTER THINKING

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MENZIES
BRIGHTER THINKING

INTRODUCTION

Our audit of the financial statements of Durham Aged Mineworker's Homes Association ("the Association"), Brandon Colliery Aged Workers' Homes Association and William Russell Bequest is complete. The purpose of this letter is to bring to your attention the findings from our audit.

In order to comply with the provisions of the International Standard on Auditing (ISA) 260 – 'Communication with those Charged with Governance' we report to management on the findings of our audit, with particular reference to:

- the qualitative aspects of the Association's accounting practices and financial reporting;
- the quantitative aspects of the Association's accounting practices and financial reporting;
- adjusted and unadjusted misstatements, unless they fall below the threshold for reporting to the Audit and Risk Committee as they are clearly trivial;
- matters specifically required by other Auditing Standards to be communicated to those charged with governance (such as fraud and error);
- any expected modifications to the auditor's report;
- the management representation letter;
- any significant deficiencies in the accounting and internal control systems; and
- any other relevant and material matters relating to the audit.

We also confirm our professional integrity, objectivity and independence.

We see effective communication with the Audit and Risk Committee as being key to audit, and it is important that there is effective two-way communication. We welcome any feedback or questions regarding the conduct of the audit process.

This report is not intended to cover every matter which came to our attention during the audit. We do not accept any responsibility for any reliance placed on it by third parties. Our procedures are designed to support our audit opinion and cannot be relied upon to identify any weakness in systems or controls which may exist.

We would like to take this opportunity to formally record our appreciation for the assistance and co-operation provided to us by the Finance Team during the course of our audit.

Signed by:

Menzies LLP

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Menzies LLP

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KEY AUDIT ISSUES

The following table summarises the key audit issues we identified as requiring specific consideration and the audit procedures we undertook in relation to them.

Audit Issue per Audit Plan Overview	Audit Procedures and Results
1. ASSESSMENT OF FRAUD RISK ISA 240 "The Auditor's responsibility to consider fraud" requires us to consider the risk of fraud and the impact that this has on our audit approach. In addition, ISA 700 "Forming an Opinion and Reporting on Financial Statements", requires auditors to explain in the auditor's report to what extent the audit was considered capable of detecting irregularities, including fraud. There is a presumed significant risk of fraud in two areas: **Revenue Recognition (Significant audit risk – material non rental / service charge income)** Material misstatements due to fraudulent reporting often result from an overstatement of revenues, for example through premature revenue recognition or recording fictitious revenues. The auditor therefore presumes that there are risks of fraud in revenue recognition and considers which types of revenue may give rise to fraud risks. The Association derives income from various sources, with the primary income streams being social housing lettings, statutory revenue income and housing related support contracts. The processing of social housing lettings income is highly automated and rent changes are restricted. We therefore assessed the risk of fraud in the recognition of rental and service charge income as low and rebutted the assumption that this area is a significant risk. Recognition of income from other sources is less automated and is judged to be a significant risk. **Management Override (Significant audit risk)** Under ISA 240 there is a presumed risk of management override of the system of internal controls. Material misstatements can arise from management overriding the controls which are in place or by manipulating the results to achieve targets and the expectations of the stakeholders.	Our audit is designed to provide reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. In particular, we considered the risks associated with revenue recognition and management override of controls. As part of our audit planning, we met with management to discuss fraud-related risks and the risk of material misstatement in the financial statements, and to obtain an understanding of the legal and regulatory framework applicable to the Association. In relation to revenue recognition, we tested a sample of income from rents, service charges, statutory revenue contracts, housing-related support contracts and other material sources of income. We also performed analytical review procedures over the material income streams and tested the cut-off of income at the year end. As part of our year-end audit work, we have used data analytics to review manual journals posted during the year and have reviewed material year-end journals. During this work, we identified an error in the posting of a journal. While there was no indication that this was fraudulent in nature, the matter has been identified as an error and reported to management. Our testing is now complete. Our audit identified no errors in relation to the recognition of revenue or management override of controls

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KEY AUDIT ISSUES

Audit Issue per Audit Plan Overview	Audit Procedures and Results
2. HOUSING PROPERTIES & DEVELOPMENT **(Elevated audit risk)** The key audit risk for housing properties is that the carrying value of new developments exceeds their recoverable amount and are therefore impaired. There is also a risk that development expenditure has been recorded in the incorrect accounting period, particularly in relation to invoices around the year-end. **Audit Approach** As part of our work we will perform the following procedures: ▪ Evaluate and test the key controls over development appraisal assumptions; ▪ Review forecast and actual development spend compared to appraised costs, to highlight schemes where impairment may be an issue; ▪ Consider whether there is any evidence of impairment, and review the Association's assessment of impairment if a trigger for this assessment exists; and ▪ Review cut off applied to capital invoices, including checks that accruals have been made for development expenditure incurred up to 31 March 2026 but not invoiced in-year.	To address the identified risks in relation to housing property developments, we: ▪ Evaluated the key controls over the development appraisal process and the assumptions applied by management. ▪ Reviewed actual and forecast development expenditure against appraised costs to identify any schemes with potential indicators of impairment. ▪ Considered whether there was any evidence of impairment and reviewed management's assessment where relevant. ▪ Performed substantive testing over development expenditure to confirm that costs had been appropriately capitalised. ▪ Performed cut-off testing over capital invoices around the year end, including considering whether appropriate accruals had been recognised for expenditure incurred up to 31 March 2026 but not invoiced in-year. Based on the audit procedures performed, we identified no issues or material exceptions in respect of impairment or the cut-off of development expenditure. .

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KEY AUDIT ISSUES

Audit Issue per Audit Plan Overview	Audit Procedures and Results
3. MAJOR REPAIRS AND IMPROVEMENT WORKS **(Elevated audit risk)** In line with the Housing Statement of Recommended Practice ('Housing SORP'), the Association accounts for its properties on a component basis, with each major component assigned an individual useful economic life. Management exercise judgement in assessing where major repairs and improvement works constitute a repair or a replacement of a component, or a new component category. This judgement dictates the accounting treatment of the expenditure as either capital or revenue. **Audit Approach** As part of our work we will perform the following procedures: ◤ Obtain an overview of major repairs and improvement spend in the year, and the proposed accounting treatment; ◤ Sample testing of expenditure on replaced components, to ensure recorded correctly; ◤ Sample testing of revenue repairs to ensure correct classification; and ◤ Test a sample of component replacements to ensure that the old asset has been correctly removed from the asset register.	To address this risk, we obtained an overview of major repairs and improvement expenditure incurred during the year and assessed the proposed accounting treatment. We performed sample testing of component replacement expenditure and revenue repairs to assess whether costs had been appropriately classified as capital or revenue in accordance with the Housing SORP. We also tested a sample of component replacements to assess whether the replaced components had been correctly removed from the fixed asset register and the new components appropriately recorded. Our audit work did not identify any material errors in this area.

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KEY AUDIT ISSUES

Audit Issue per Audit Plan Overview	Audit Procedures and Results
4. DEFINED BENEFIT PENSION SCHEME (Elevated audit risk) The Association participates in the Social Housing Pension Scheme (SHPS) which is a multi-employer, defined benefit scheme. The assets of the scheme are held in separate trustee administered funds. At 31 March 2025 the fair value of the employer assets was lower than the present value of the liabilities by £900k (2024: £1.3m). The actuary of the scheme will value the pension liability for Section 28 of FRS 102 purposes and this will be included in the financial statements at 31 March 2026. **Audit Approach** As part of our audit work we will: ▪ discuss the process and arrangements for obtaining the Section 28 of FRS 102 valuation, including the instructions given to the actuary; ▪ Compare the Management Expert key assumptions to the range of assumptions determined by the Auditor pension specialist; ▪ Review of the central assurance methodology regarding SHPS; ▪ Review the information provided by the Association to the actuaries to ensure completeness and accuracy; ▪ Agree the SHPS pension disclosures to information provided by TPT Retirement Solutions; ▪ Review of the asset split, and movements year to year, within the scheme; ▪ Review the accuracy of the SHPS journals processed at the year-end; and ▪ Review the disclosures and the notes to the accounts to ensure they comply with Section 28 of FRS 102.	As part of our audit work, we reviewed the process and arrangements for obtaining the Section 28 FRS 102 valuation, including the instructions provided to the actuary. We compared the management expert's key assumptions against the range determined by our pension specialist and reviewed the central assurance methodology in respect of SHPS. We also reviewed the completeness and accuracy of information provided by the Association to the actuaries, agreed the SHPS pension disclosures to information provided by TPT Retirement Solutions, and reviewed the scheme's asset split and year-on-year movements. We reviewed the accuracy of the SHPS year-end journals and assessed the related disclosures and notes for compliance with Section 28 of FRS 102. Our substantive audit work in this area is complete.

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INDEPENDENCE

ETHICS AND INDEPENDENCE

In the UK and Ireland, auditors are subject to the ethical requirements of the Financial Reporting Council's 2024 Revised Ethical Standard for Auditors.

International Standard on Auditing (ISA) 260 – Communication with those Charged with Governance and good practice require us to confirm the following to those charged with governance:

- that we are independent.
- that we are unaware of any relationships which may bear on our objectivity and independence.
- that we comply with the requirements of the Financial Reporting Council's Ethical Standard in relation to the supply of non-audit services by an audit firm. We have provided details below of any non-audit services provided to the Association and the fees charged in relation to non-audit services.

The Audit and Risk Committee should take an active role in considering whether the external auditor's independence might be impaired by the provision of non-audit services.

NON-AUDIT SERVICES

We have not provided any non-audit services to the Association during 2025/26.

INDEPENDENCE DECLARATION

We have reviewed our independence and confirm that, in our professional judgement, this firm is independent within the meaning of regulatory and professional requirements and the objectivity of the audit engagement Director, Richard Graham, and the audit staff is not impaired.

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QUALITATIVE ASPECTS OF ACCOUNTING PRACTICES AND FINANCIAL REPORTING

ACCOUNTING POLICIES

FRS102 requires that entities should review their accounting policies regularly to ensure that they are appropriate to its particular circumstances for the purposes of giving a true and fair view. The Audit and Risk Committee plays a key role in this process.

We have reviewed the Association's accounting policies and key judgement areas as stated in the financial statements in detail and confirm that we judge them to be appropriate to provide relevant, reliable, comparable and understandable information.

ACCOUNTING ESTIMATES

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at year-end and the amounts reported for revenues and expenses during the year. Given its nature, this area is a key audit focus.

Key accounting estimates in the financial statements include:

- capitalisation of property development costs;
- categorisation of housing properties;
- useful lives of depreciation assets (housing properties and other fixed assets);
- valuation of the pension funds;
- impairment provisions; and
- level of bad debt provision against tenant arrears.

We confirm that these estimates have been made appropriately in line with our knowledge of the Association and the industry and are disclosed satisfactorily in the financial statements.

FINANCIAL STATEMENT DISCLOSURES

We confirm that we judge the disclosures throughout the financial statements to be neutral, consistent and provide sufficient clarity to the user.

SIGNIFICANT MATTERS ARISING FROM THE AUDIT

There were no significant matters arising from the audit that were discussed, or subject to correspondence with management.

SIGNIFICANT DIFFICULTIES ENCOUNTERED DURING THE AUDIT

There were no significant difficulties encountered during the audit.

TIMING OF TRANSACTIONS

Our audit work confirmed that material transactions were recorded in the correct accounting periods. Accruals and prepayments were made for material items.

GOING CONCERN

The financial statements have been prepared on a going concern basis. We have evaluated your assessment of the Association's ability to continue as a going concern and the disclosure made in the Board report and we confirm that this assumption is appropriate.

STRATEGIC REPORT AND MEMBER BOARD REPORTS

We reviewed other information in the narrative reporting sections of the financial statements. We confirmed that there is no material inconsistency between it and the financial statements

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MANAGEMENT REPRESENTATION LETTER AND AUDIT OPINION

MANAGEMENT REPRESENTATION LETTER

In accordance with ISA 580, we obtain written representation from management that they acknowledge their responsibility for preparing the accounts and have made all information available to us.

We presented our management representation letter for signing at the same time as the financial statements.

There are no specific matters on which we have requested Board representation to support the conclusions and evidence provided for our audit opinion.

AUDIT OPINION

We provided an unqualified audit opinion on the financial statements for the Association, Brandon Colliery Aged Workers' Homes Association and William Russell Bequest for the year ended 31 March 2026.

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AUDIT ADJUSTMENTS

MATERIALITY

Our audit work is based upon an assessment of materiality to ensure there is no material misstatement contained in the financial statements. In assessing materiality, we take into account both the materiality of the class to which the balance belongs and the overall impact of the balance on the statement or comprehensive income and the statement of financial position.

ISA 260 requires us to report to management all corrected and uncorrected misstatements identified during the audit, and to include in this report how we have calculated materiality.

Materiality may be revised throughout the course of the audit, when we become aware during the audit of information that would have resulted in a different determination of materiality at the outset.

We are not required to report on corrected or uncorrected misstatements which are clearly trivial.

Our assessment of materiality was based on the first draft accounts received prior to the audit and calculated at 2% of turnover. A summary of the final assessment of materiality is as follows.

	Method of calculation %	Materiality £	Triviality £
Durham Aged Mineworker's Homes Association	2% of turnover	211,880	10,594

CORRECTED MISSTATEMENTS

There were minor disclosure changes relating to loan ageing and Note 25 (related party transactions), which were subsequently corrected.

Other than this, one non-trivial misstatement was identified relating to interest cancelled in error, overstating creditors by £107k and understating amortisation expenses by £107k, which was subsequently adjusted.

UNCORRECTED MISSTATEMENTS

There were uncorrected misstatements identified relating to responsive repairs invoices relating to 2024/25 which had not been accrued in the prior year totalling £41k.

These were concluded to be immaterial individually and in aggregate to the results of the Association and have not been adjusted.

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ACCOUNTING AND INTERNAL CONTROL SYSTEMS

International Standards on Auditing (ISA) 265 requires that we report to those charged with governance any significant deficiencies in internal control that we identify in the course of our audit work. Significant deficiencies are those deficiencies that we have identified during the audit and concluded are of sufficient importance to merit being communicated to those charged with governance.

The audit considered internal controls relevant to the preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control.

Our audit work did not identify any significant deficiencies in internal controls.

There were also no significant deficiencies in internal controls identified in the previous year's audit.

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MENZIES

BRIGHTER THINKING

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24 September 2026

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Calls welcome via Text Relay Service

Dear Sirs,

This representation letter is provided in connection with your audit of the financial statements of Durham Aged Mineworkers' Homes Association ("the Association") for the year ended 31 March 2026 for the purpose of expressing an opinion as to whether the financial statements give a true and fair view of the results and financial position of the Association in accordance with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and relevant social housing legislation.

During the course of your audit of our financial statements for the year ended 31 March 2026 the following representations were made to you by management and directors.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated 31 October 2025, for the preparation of the financial statements, in accordance with the relevant financial reporting framework; in particular the financial statements give a true and fair view in accordance therewith.

2. The methods, the data and the significant assumptions used by us in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework including those in relation to the net realisable value of stock and work in progress, and those measured at fair value, are reasonable.

3. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of the relevant financial reporting framework.

4. All events subsequent to the date of the financial statements and for which the relevant financial reporting framework require adjustment or disclosure have been adjusted or disclosed.

5. We confirm the financial statements are free of material misstatements, including omissions. We believe that those uncorrected misstatements identified during the audit are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of these items is attached to this letter of representation, together with our reasons for not correcting them.

6. there were no uncorrected material and immaterial misstatements identified during the audit, both individually and in the aggregate, to the financial statements as a whole.

A Charitable Company Limited by Guarantee.

Company Registered No. 12758375.

A Registered Charity No. 1191033.

Registered Housing Provider No. 5125.

7. We confirm that the Association has had, at no time during the year, any arrangement, transaction or agreement to provide credit facilities (including advances and credits granted by the association) for Directors, nor to provide guarantees of any kind on behalf of the Directors, except as disclosed in the financial statements.

8. There are no liabilities, contingent liabilities or guarantees to third parties other than those disclosed in the financial statements.

9. We confirm that the Association has not contracted for any capital expenditure other than as disclosed in the financial statements.

10. We have no plans or intentions that may materially alter the carrying value and where relevant the fair value measurements or classification of assets and liabilities reflected in the financial statements.

11. We confirm that, having considered our expectations and intentions for the next twelve months including the availability of working capital, the Association is a going concern. We confirm that the disclosures in the accounting policies are an accurate reflection of the reasons for our consideration that the financial statements should be drawn up on a going concern basis, including on lending and support to Group companies. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the Association's ability to continue as a going concern need to be made in the financial statements.

12. We have disclosed to you all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements and accounted for and disclosed in accordance with the applicable financial reporting framework.

13. The Association has satisfactory title to all assets, and there are no liens or encumbrances on the assets except for those disclosed in the financial statements.

Information provided

14. We have provided you with:

    - Access to all information of which we are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters.
    - Additional information that you have requested from us for the purpose of the audit; and
    - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

15. All transactions have been recorded in the accounting records and are reflected in the financial statements.

16. We acknowledge our responsibility for the design, implementation and maintenance of internal control to prevent and detect fraud and that we believe we have appropriately fulfilled those responsibilities.

17. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

18. We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:

    - Management;
    - Employees who have significant roles in internal control; or
    - Others where the fraud could have a material effect on the financial statements.

19. We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators or others.

20. We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effect should be considered when preparing financial statements.

21. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Yours faithfully,

Signed on behalf of the board of directors of Durham Aged Mineworkers' Homes Association by:

Date 24.09.2026

Appendix

	Dr £'000	Cr £'000	Increase/(decrease) to surplus £'000
Dr Opening reserves	40		
Cr Operating expenditure		40	40

Reason for not correcting this misstatement:
The misstatement is not material