

**WOODVALE & SHANKILL COMMUNITY HOUSING
ASSOCIATION LIMITED**

**REPORT AND
FINANCIAL STATEMENTS**

YEAR ENDED 31 MARCH 2025

Woodvale & Shankill Community Housing Association Limited

Annual Report and Financial Statements for the year ended 31 March 2025

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Woodvale & Shankill Community Housing Association Limited

Association Information

Board

Mr T Fuller (Chairperson)
Mr F Agnew
Mrs S Chambers
Mr I McLaughlin
Mr R Robinson
Mrs G Hughes
Mr G Courtney

Secretary

Mrs S Chambers

Registered Office

91-95 Woodvale Road
Belfast
BT13 3BP

Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 IP 167

Registered with the DfC (NI) R15

Registered with the Charity Commission for Northern Ireland
NIC 100843

HMRC charity registration XN45225

Auditors

MTS Chartered Accountants
1 Lanyon Quay
Belfast
BT1 3LG

Principal Bankers

Danske Bank
Donegall Square West
Belfast
BT1 6JS

Solicitors

Clyde & Co
51 Adelaide Street
Belfast
BT2 8FE

Woodvale & Shankill Community Housing Association Limited

Report of the Board for the year ended 31 March 2025

The Board presents its report together with the financial statements for the year ended 31 March 2025.

Principal Activities

The Group provides social housing accommodation for those in need, affordable housing and energy supplies.

Results

The surplus on ordinary activities for the year was £712,565 compared with a surplus of £670,474 for the previous year.

Corporate Governance

In the opinion of the Board, the Association is in compliance with the Best Practice issued by the NHF Code of Governance.

Board of Management

The Board meets throughout the year and has committees with specific responsibilities for housing, finance and audit.

Going Concern

After making enquiries, the Board has a reasonable expectation that the Association had adequate resources to continue in operational existence for the foreseeable future. For this reason the Board continues to adopt the going concern basis in preparing the financial statements.

Internal Financial Control

The Board is responsible for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and report procedures. The systems of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement and loss.

The Board has reviewed the effectiveness of the Association's system of internal financial control. The review included consideration of the business risks facing the Association and of the existing internal financial control procedures. The key elements of the control system in operation are:

- The Board has adopted a formal schedule of matters reserved for its approval ensuring it maintains responsibility for overall strategy, approval of all property transactions and other major capital expenditure projects.
- There is an organisation structure with clearly defined lines of responsibility and delegation of authority.
- Detailed budgets are prepared covering the Association's businesses which are reviewed and approved by the Board. Actual results are compared against budget and appropriate action identified and initiated.
- The Board reviews matters relating to internal control and receives reports on a regular basis from the external and internal auditors and from senior management.
- The process for identifying, evaluating and managing the significant risks faced by the Association is ongoing, has been in place for the year under review and up to the date of approval of the annual report and accounts, and is regularly reviewed by the Board.

Woodvale & Shankill Community Housing Association Limited

Report of the Board for the year ended 31 March 2025 *(continued)*

Board's responsibilities

The Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and registered housing association legislation require the members of the Board of Management to prepare financial statements for each financial year which give a true and fair view of the state of the Association's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- Select suitable accounting policies and apply them consistently
- Make judgements and estimates that are reasonable and prudent
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Statement of disclosure of information to auditors

So far as each of the members of the Board is aware:

- there is no relevant information of which the Association's auditors are unaware
- they have taken all reasonable steps that they ought to have taken, as members of the Board, in order to make themselves aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

Auditors

A resolution to reappoint MTS Chartered Accountants will be proposed at the Annual General Meeting.

By order of the board



Chairperson

Belfast

Date: 29th September 2025

Woodvale & Shankill Community Housing Association Limited

Independent Auditors' Report to the Members for the Year Ended 31 March 2025

We have audited the financial statements of Woodvale & Shankill Community Housing Association Ltd for the year ended 31 March 2025 which comprise the consolidated and association statement of comprehensive income, the consolidated and association statement of changes in reserves, the consolidated and association statement of financial position, the consolidated statement of cashflows and the related notes, which include a description of the significant accounting policies.

In our opinion, the group and association financial statements:

- give a true and fair view of the state of the group and association's affairs as at 31 March 2025 and of the group and association's surplus, and of the group's cashflows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law);
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the group and association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Management's 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 Group and Association's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report, other than the accounts and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the accounts or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Woodvale & Shankill Community Housing Association Limited

Independent Auditors' Report to the Members for the Year Ended 31 March 2025 (continued)

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 Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient 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 Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, we are required to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- 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; or
- the information given in the Report of the Board of Management and the Strategic Report is inconsistent in any material respect

We have nothing to report in this regard.

Responsibilities of board

As explained more fully in the board's responsibilities statement, the board members (who are also the trustees of the association for the purposes of charity law) 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 board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is 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 board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the accounts 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 accounts.

Extent to which the audit was 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 gained an understanding of the legal and the regulatory framework applicable to the group and the industry in which it operates and considered the risk of acts by the group which were contrary to applicable laws and regulations, including fraud. These included but were not limited to compliance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law);

Woodvale & Shankill Community Housing Association Limited

Independent Auditors' Report to the Members for the Year Ended 31 March 2025 (continued)

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

- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of management;
- review of minutes of board meetings throughout the period; and
- considering the effectiveness of the control environment and monitoring compliance with laws and regulations.

We also communicated relevant identified laws and regulations and potential fraud risk to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the accounts is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of this report

This report is made solely to the association's board, as a body, in accordance with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. Our audit work has been undertaken so that we might state to the association's board 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 board as a body, for our audit work, for this report, or for the opinions we have formed.



.....
Mr Richard McClay FCA
Senior Statutory Auditor
For and on behalf of:
MTS Chartered Accountants

1 Lanyon Quay
Belfast
BT1 3LG

Date: 29th September 2025

Woodvale & Shankill Community Housing Association Limited

Consolidated Statement of Comprehensive Income Year ended 31 March 2025

	Notes	2025 £	2024 £
Turnover	1.2	2,665,690	2,516,851
Operating costs	2	(1,990,952)	(1,856,156)
Operating Surplus	5	674,738	660,695
Interest receivable	3	38,972	11,998
Interest and finance costs	4	(1,145)	(2,219)
Additional pension service cost	15	(2,000)	(5,000)
Other finance income/(costs)	15	8,000	3,000
Surplus on Ordinary Activities		718,565	668,474
Re-measurement:			
Actuarial (loss)/gain on pension scheme	15	(6,000)	2,000
Surplus for the Financial Year	18	712,565	670,474

The turnover and expenses all relate to continuing operations of the Group.

Consolidated Statement of Changes in Reserves Year ended 31 March 2025

	Notes	2025 £	2024 £
Surplus for the year		712,565	670,474
Movement in share capital		-	-
Movement in capital reserves		-	-
Net addition to capital and reserves		712,565	670,474
Opening total capital and reserves		18,513,115	17,842,641
Closing total capital and reserves		19,225,680	18,513,115

Woodvale & Shankill Community Housing Association Limited

Association Statement of Comprehensive Income Year ended 31 March 2025

	Notes	2025 £	2024 £
Turnover	1.2	2,555,075	2,386,526
Operating costs	2	(1,863,881)	(1,712,633)
Operating Surplus	5	691,194	673,893
Interest receivable	3	149,738	19,248
Interest and finance costs	4	(1,145)	(1,227)
Additional pension service cost	15	(2,000)	(5,000)
Other finance income (costs)	15	8,000	3,000
Surplus on Ordinary Activities		845,787	689,914
Actuarial (loss)/gain on pension scheme	15	(6,000)	2,000
Surplus for the Financial Year	18	839,787	691,914

The turnover and expenses all relate to continuing operations of the Association.

Association Statement of Changes in Reserves Year ended 31 March 2025


	Notes	2025 £	2024 £
Surplus for the year		839,787	691,914
Movement in share capital		-	-
Movement in capital reserves		-	-
Net addition to capital and reserves		839,787	691,914
Opening total capital and reserves		18,730,677	18,038,763
Closing total capital and reserves		19,570,464	18,730,677

Woodvale & Shankill Community Housing Association Limited

Consolidated Statement of Financial Position As at 31 March 2025

	Notes	2025 £	2024 £
Tangible Fixed Assets			
Housing land and buildings:	8	29,749,276	29,838,652
Other fixed assets	9	887,122	868,368
		<u>30,636,398</u>	<u>30,707,020</u>
Current Assets			
Trade and other debtors	11	294,389	262,601
Cash and cash equivalents		2,239,241	1,761,153
		<u>2,533,630</u>	<u>2,023,754</u>
Creditors: Amounts Falling Due Within One Year	12	<u>(519,515)</u>	<u>(537,497)</u>
Net Current Assets		<u>2,014,115</u>	<u>1,486,257</u>
Total Assets Less Current Liabilities		<u>32,650,513</u>	<u>32,193,277</u>
Creditors: Amounts Falling Due After More Than One Year			
Creditors	12	13,424,833	13,680,162
Provision for liabilities	15	-	-
		<u>13,424,833</u>	<u>13,680,162</u>
Total Net Assets		<u>19,225,680</u>	<u>18,513,115</u>
Capital and Reserves			
Share capital	16	49	49
Capital reserves	17	14	14
Revenue reserves	18	19,225,617	18,513,052
Total Reserves		<u>19,225,680</u>	<u>18,513,115</u>

The financial statements on pages 6 to 25 were approved by the Board and are signed on their behalf by:

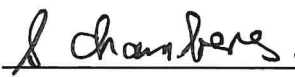


Chair



Board Member

Date: 29th September 2025




Secretary

Woodvale & Shankill Community Housing Association Limited

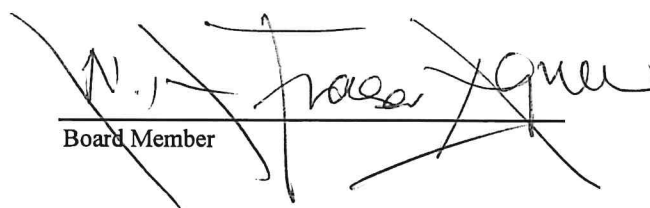
Association Statement of Financial Position As at 31 March 2025

	Notes	2025 £	2024 £
Tangible Fixed Assets			
Housing land and buildings:	8	26,972,020	27,124,398
Other fixed assets	9	866,412	837,037
Investments	10	3,417,749	3,172,843
		<u>31,256,181</u>	<u>31,134,278</u>
Current Assets			
Trade and other debtors	11	221,265	195,776
Cash and cash equivalents		2,153,288	1,566,985
		<u>2,374,553</u>	<u>1,762,761</u>
Creditors: Amounts Falling Due Within One Year	12	(635,437)	(499,466)
Net Current Assets		<u>1,739,116</u>	<u>1,263,295</u>
Total Assets Less Current Liabilities		<u>32,995,297</u>	<u>32,397,573</u>
Creditors: Amounts Falling Due After More Than One Year			
Creditors	12	13,424,833	13,666,896
Provision for liabilities	15	-	-
		<u>13,424,833</u>	<u>13,666,896</u>
Total Net Assets		<u>19,570,464</u>	<u>18,730,677</u>
Capital and Reserves			
Share capital	16	49	49
Capital reserves	17	14	14
Revenue reserves	18	19,570,401	18,730,614
Total Reserves		<u>19,570,464</u>	<u>18,730,677</u>

The financial statements on pages 6 to 25 were approved by the Board and are signed on their behalf by:



Chair



Board Member

Date: 29th September 2025



Secretary

Woodvale & Shankill Community Housing Association Limited

Consolidated Statement of Cashflows

Year ended 31 March 2025

		2025	2024
	Notes	£	£
Net cash generated from operating activities	22	897,991	1,051,415
Cashflow from financing activities	22	37,827	9,779
Cashflow from investing activities	22	(439,594)	(593,691)
		<hr/>	<hr/>
		496,224	467,503
Financing		(18,136)	(25,128)
		<hr/>	<hr/>
Decrease in cash and cash equivalents		478,088	442,375
Cashflow from (increase) decrease in debt		18,136	25,128
Cash and cash equivalents at start of year		1,732,973	1,265,470
		<hr/>	<hr/>
Cash and cash equivalents at end of year		2,229,197	1,732,973
		<hr/> <hr/>	<hr/> <hr/>

Woodvale & Shankill Community Housing Association Limited

Notes to the Financial Statements for the year ended 31 March 2025

1. Accounting Policies

1.1 Basis of Accounting

The financial statements have been prepared on the historical cost basis and in compliance with FRS 102, The Financial Reporting Standard applicable in the UK and the Housing SORP 2014:Statement of Recommended Practice for Social Housing Providers.

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

The Association is a company limited by shares incorporated in Northern Ireland. The registered office is situated at 91-95 Woodvale Road, Belfast, BT13 3BP.

1.2 Turnover

Turnover represents rental income, heating charges, heating incentive income, service charges receivable net of voids and the release of capital grants, and is recognised in the period to which it relates.

1.3 Other Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected useful economic lives of the assets at the following annual rates:

Furniture and equipment	: 10% - 33 1/3%
Plant & equipment	: 20%

1.4 Housing Properties

Housing properties are stated at cost less accumulated depreciation. Cost includes the cost of acquiring land and buildings, development costs and expenditure incurred in respect of improvements. All development costs directly attributable to bringing properties into management are identified and capitalised to schemes in construction during the year, this includes capitalising interest payments.

Expenditure on improvements to existing properties, which enhances the economic benefits of the property or extends its useful life, is capitalised as part of the cost of the property. Other maintenance expenditure is written off to the Income and Expenditure Account as it is incurred.

Depreciation is charged on a straight-line basis over varying timescales, depending on the estimated useful life of the individual components. The major components and their estimated useful lives are listed below.

Land	Not depreciated
Structure (including roof)	100 years
Kitchen	20 years
Bathroom	25 years
Heating boiler	10 years
Heating system	30 years
Windows and doors	35 years
Electrics	35 years

Where there is evidence of impairment, the fixed assets are written down to the recoverable amount and any write down charged to operating surplus.

Woodvale & Shankill Community Housing Association Limited

Notes to the Financial Statements for the year ended 31 March 2025

1. Accounting Policies *(continued)*

1.5 Housing Association Grant

Grant received for property has been included under long term liabilities and is amortised over the estimated useful life of the component to which it relates on the same basis as the depreciation charge listed above. Such grants may be repayable under certain circumstances, primarily following the sale of housing property, but any amount repayable would be restricted to the net proceeds of the sale.

1.6 Investments

Investments in subsidiary companies are recorded at cost.

1.7 Retirement Benefits

The Association participates in the NILGOSC defined benefit pension scheme. The underlying assets and liabilities of the scheme attributable to Woodvale & Shankill Community Housing are held separately from those of the Association. Pension scheme liabilities are measured on an actuarial basis using a projected unit method and are discounted to their present value. Assets are measured at market value at the balance sheet date. As a result the Association either recognises the scheme deficit on the balance sheet at the year end, or in the case of an asset position, does not recognise this on the balance sheet, on the grounds of prudence. Actuarial gains and losses are included in the statement of comprehensive income. Current and past service costs, curtailments and settlements are recognised within operating surplus. Returns on scheme assets and interest on obligations are recognised as other finance costs.

1.8 Disposal Proceeds Fund

Surpluses from disposal of housing properties, including the Voluntary Purchase Grant, are transferred to the Disposal Proceeds Fund. The association is required to apply these surpluses within a specified period to housing projects as Recycled Housing Association Grant.

1.9 Tenants' Services Fund

For certain schemes the Association is required to charge the tenants for additional services provided, over and above those of the normal management and maintenance services. The Association levies an additional charge to the tenants for this. Annual deficits are absorbed into operating surplus.

1.10 Operating leases

Costs under operating leases are charged to the income and expenditure account in the period to which they relate. Outstanding commitments are disclosed in the notes to the financial statements.

1.11 Group Accounts

The financial statements present information about the association as an individual undertaking and about its group.

Woodvale & Shankill Community Housing Association Limited

Notes to the Financial Statements for the year ended 31 March 2025

1. Accounting Policies *(continued)*

1.12 Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received. Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Judgement and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1.14 Cash and Cash Equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.15 Financial Instruments

Financial instruments are recognised in the group's statement of financial position when the group becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss. If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Woodvale & Shankill Community Housing Association Limited

Notes to the Financial Statements for the year ended 31 March 2025

1. Accounting Policies (continued)

1.15 Financial Instruments (continued)

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the group's contractual obligations expire or are discharged or cancelled.

1.16 Going Concern

The financial statements have been prepared under the going concern basis. The Board have considered both the financial position of the Association and ongoing actions being taken by the Association against two separate regulators. While the regulators are independent of each other the actions are connected. At the date of the signing of the audit report the outcome of these actions is undecided. Having considered these factors the Board are content the going concern basis is appropriate.

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
2 Operating Costs				
Direct costs	1,329,849	1,196,647	1,280,702	1,147,500
Administrative expenses	661,103	659,509	583,179	565,133
	<u>1,990,952</u>	<u>1,856,156</u>	<u>1,863,881</u>	<u>1,712,633</u>
3 Interest Receivable				
Interest receivable	38,972	11,998	149,738	19,248
	<u>38,972</u>	<u>11,998</u>	<u>149,738</u>	<u>19,248</u>
4 Interest and Finance Costs				
Bank charges	1,145	1,589	1,145	597
Housing loans	-	630	-	630
	<u>1,145</u>	<u>2,219</u>	<u>1,145</u>	<u>1,227</u>
5 Surplus On Ordinary Activities Before Taxation				
Surplus on ordinary activities before taxation is stated after charging:				
Depreciation	510,216	493,356	461,069	444,209
Grant released	(242,065)	(245,094)	(242,065)	(245,094)
Auditors' remuneration - audit work	9,000	9,000	9,000	9,000
	<u>277,151</u>	<u>247,262</u>	<u>228,004</u>	<u>198,115</u>
6 Taxation				
No provision for current or deferred taxation is necessary due to the charitable status of the Association.				
7 Employee Information	2025	2024	2025	2024
The average weekly number of persons employed during the year was:	No.	No.	No.	No.
Office	9	9	8	8
Support staff	10	10	10	10
Maintenance staff	9	9	2	2
	<u>28</u>	<u>28</u>	<u>20</u>	<u>20</u>
Staff costs	£	£	£	£
Salaries	560,788	664,407	479,168	466,022
Social security costs	51,410	59,526	43,913	41,399
Other pension costs	33,516	32,434	32,203	30,666
	<u>645,714</u>	<u>756,367</u>	<u>555,284</u>	<u>538,087</u>

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

7 Employee Information *continued* - Management Team's Emoluments

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Management Services				
Equivalent aggregate emoluments (excluding VAT)	107,744	102,110	107,744	102,110
	=====	=====	=====	=====
Senior Staff				
Aggregate emoluments	109,066	114,519	109,066	114,519
Pension costs	-	-	-	-
	-----	-----	-----	-----
	109,066	114,519	109,066	114,519
	=====	=====	=====	=====
Banding				
£50,000 - £60,000	2	2	2	2
	=====	=====	=====	=====

Board Members' Emoluments

Board Members act in a voluntary capacity and none were in receipt of emoluments or expenses during the year.

8 Tangible Fixed Assets - Housing Land and Buildings

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Cost				
At 1 April	38,494,463	37,954,306	35,512,040	35,240,206
Additions	375,340	725,113	275,691	456,790
Disposals	-	(184,956)	-	(184,956)
	-----	-----	-----	-----
At 31 March	38,869,803	38,494,463	35,787,731	35,512,040
	-----	-----	-----	-----
Completed	32,146,593	32,146,593	28,992,597	28,992,597
	-----	-----	-----	-----
Work in progress	6,723,210	6,347,870	6,795,134	6,519,443
	=====	=====	=====	=====
Depreciation				
At 1 April	8,655,811	8,251,540	8,387,642	8,020,018
Charge for year	464,716	444,856	428,069	408,209
Disposals	-	(40,585)	-	(40,585)
	-----	-----	-----	-----
At 31 March	9,120,527	8,655,811	8,815,711	8,387,642
	-----	-----	-----	-----
Net Book Value				
At 31 March	29,749,276	29,838,652	26,972,020	27,124,398
	=====	=====	=====	=====

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

9 Other Tangible Fixed Assets - Group

	Tenants' furnishings/ equipment	Motor vehicles and plant	Office premises and equipment	Total
Cost	£	£	£	£
At 1 April 2024	202,258	145,639	985,183	1,333,080
Additions	3,675	55,648	4,931	64,254
Disposals	-	-	-	-
At 31 March 2025	<u>205,933</u>	<u>201,287</u>	<u>990,114</u>	<u>1,397,334</u>
Depreciation				
At 1 April 2024	118,358	109,873	236,481	464,712
Charge for year	19,392	13,010	13,098	45,500
Disposals	-	-	-	-
At 31 March 2025	<u>137,750</u>	<u>122,883</u>	<u>249,579</u>	<u>510,212</u>
Net Book Value				
At 31 March 2025	<u>68,183</u>	<u>78,404</u>	<u>740,535</u>	<u>887,122</u>
At 31 March 2024	<u>83,900</u>	<u>35,766</u>	<u>748,702</u>	<u>868,368</u>

Other Tangible Fixed Assets - Association

	Tenants' furnishings/ equipment	Motor vehicles and plant	Office premises and equipment	Total
Cost	£	£	£	£
At 1 April 2024	202,258	37,768	985,183	1,225,209
Additions	3,675	53,769	4,931	62,375
Disposals	-	-	-	-
At 31 March 2025	<u>205,933</u>	<u>91,537</u>	<u>990,114</u>	<u>1,287,584</u>
Depreciation				
At 1 April 2024	118,358	33,333	236,481	388,172
Charge for year	19,392	510	13,098	33,000
Disposals	-	-	-	-
At 31 March 2025	<u>137,750</u>	<u>33,843</u>	<u>249,579</u>	<u>421,172</u>
Net Book Value				
At 31 March 2025	<u>68,183</u>	<u>57,694</u>	<u>740,535</u>	<u>866,412</u>
At 31 March 2024	<u>83,900</u>	<u>4,435</u>	<u>748,702</u>	<u>837,037</u>

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

10 Investments	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
At 1 April	-	-	3,172,843	2,939,434
Additions	-	-	244,906	233,409
At 31 March	-	-	3,417,749	3,172,843
The investments are analysed as further:				
Shares in subsidiaries	-	-	2,150,004	2,150,004
Loans to subsidiaries	-	-	1,267,745	1,022,839
	-	-	3,417,749	3,172,843

The shares represent the holding of 100% of the ordinary share capital of the following subsidiaries:

	Description of activities	Country of incorporation
WGS Property Enterprises Ltd	Contractor	Northern Ireland
WGS Green Energy Ltd	Energy provider	Northern Ireland
WGS Residential Ltd	Affordable housing	Northern Ireland
WGS New Developments Ltd	Contractor	Northern Ireland

All loans to subsidiaries are secured and carry an interest charge of base rate plus 1.65%. The Association also charges its subsidiaries for Association resources expended on subsidiary activity. All transactions are at arms length and comply with DfC guidance on group structures.

11 Trade and other debtors	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Arrears of rent - technical	88,232	44,806	88,232	44,806
Arrears of rent - non-technical	91,441	135,866	91,441	135,866
Provision for bad debts	(92,944)	(80,944)	(92,944)	(80,944)
	86,729	99,728	86,729	99,728
Prepayments and accrued income	184,164	145,377	111,040	78,552
Other debtors	23,496	17,496	23,496	17,496
	294,389	262,601	221,265	195,776

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

12 Creditors	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Amounts falling due within one year:				
Trade creditors and accruals	126,702	167,104	252,668	139,117
Rents received in advance	125,744	110,388	125,744	110,388
Other creditors	11,936	-	11,936	-
Deferred grant	245,089	245,091	245,089	245,091
Loans (see note 14)	10,044	14,914	-	4,870
	<u>519,515</u>	<u>537,497</u>	<u>635,437</u>	<u>499,466</u>
Amounts falling due after more than one year:				
Deferred grant (see note 13)	11,876,212	12,118,275	11,876,212	12,118,275
Disposal proceeds fund	1,548,621	1,548,621	1,548,621	1,548,621
Loans (see note 14)	-	13,266	-	-
	<u>13,424,833</u>	<u>13,680,162</u>	<u>13,424,833</u>	<u>13,666,896</u>
13 Deferred Grant				
Housing Association Grant				
At 1 April	18,620,551	18,688,987	18,620,551	18,688,987
Additions	-	(6,844)	-	(6,844)
Disposals	-	(61,592)	-	(61,592)
At 31 March	<u>18,620,551</u>	<u>18,620,551</u>	<u>18,620,551</u>	<u>18,620,551</u>
Amortisation				
At 1 April	6,257,185	6,037,839	6,257,185	6,037,839
Released in year	242,065	245,094	242,065	245,094
Disposals	-	(25,748)	-	(25,748)
At 31 March	<u>6,499,250</u>	<u>6,257,185</u>	<u>6,499,250</u>	<u>6,257,185</u>
Net Book Value				
At 31 March	<u>12,121,301</u>	<u>12,363,366</u>	<u>12,121,301</u>	<u>12,363,366</u>
To be released < 1 year	245,089	245,091	245,089	245,091
To be released > 1 year	11,876,212	12,118,275	11,876,212	12,118,275
	<u>12,121,301</u>	<u>12,363,366</u>	<u>12,121,301</u>	<u>12,363,366</u>

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

14 Loans

Loans are secured on individual assets of the Association and are repayable in instalments as follows:

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
In one year or less	10,044	14,914	-	4,870
Between one and two years	-	10,340	-	-
Between two and five years	-	2,926	-	-
In five years or more	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Housing loans	10,044	28,180	-	4,870
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Bank debt is secured by way of mortgages upon the deeds of the related properties financed by loans and bear interest at fixed and variable rates.

15 Retirement Benefits - Group and Association

The Association's pension scheme forms part of the total fund administered by NILGOSC. WSCHA has contributed at a rate of 20% of pensionable salaries, and will remain at this rate until such time as the Association is advised otherwise. Members have paid contributions at varying rates up to 8.50%.

Formal valuations are carried out at regular intervals by independent professionally qualified actuaries. The last formal valuation was carried out as at 31 March 2022.

Assumptions	2025	2024
Rate of salary increase	4.00%	4.10%
Pension increases in payment	2.50%	2.60%
Discount rate	5.80%	4.80%
Pension accounts revaluation rate	2.50%	2.60%
Fair value of assets and obligations of scheme are:	2025	2024
	£	£
Equities	515,000	531,000
Bonds	407,000	424,000
Property	118,000	118,000
Cash	133,000	68,000
Other	74,000	74,000
	<hr/>	<hr/>
Total market value of assets	1,247,000	1,215,000
Present value of scheme liabilities	(924,000)	(1,072,000)
	<hr/>	<hr/>
Surplus/(deficit in scheme	323,000	143,000
Asset not recognised	(323,000)	(143,000)
	<hr/>	<hr/>
Net pension asset/(deficit)	-	-
	<hr/> <hr/>	<hr/> <hr/>

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

15 Retirement Benefits (continued)

Reconciliation of scheme assets and liabilities	Assets	Liabilities	Total
	£'000	£'000	£'000
At start of period	1,215,000	(1,072,000)	143,000
Benefits paid	(56,000)	56,000	-
Service cost	-	(35,000)	(35,000)
Contributions from employer	33,000	-	33,000
Contributions from employees	11,000	(11,000)	-
Interest income/(expense)	58,000	(50,000)	8,000
Returns on assets (excluding interest income)	-	-	-
Actuarial (loss) or gain	(14,000)	188,000	174,000
	<u>1,247,000</u>	<u>(924,000)</u>	<u>323,000</u>

The following amounts have been recognised in the performance statements for the year.

	2025	2024
	£	£
Analysis of the amount charged to operating surplus		
Current service cost	2,000	5,000
Employer contributions	33,000	31,000
Total operating charge	<u>35,000</u>	<u>36,000</u>
Analysis of the amount shown as other finance costs		
Interest on pension assets	58,000	52,000
Return on pension assets	-	-
Interest on pension liabilities	(50,000)	(49,000)
Net return	<u>8,000</u>	<u>3,000</u>
Amount recognised in the statement of comprehensive income (SoCI)		
Actuarial (loss)/gain in SoCI	<u>174,000</u>	<u>108,000</u>
Return on plan assets		
Interest income	58,000	52,000
Return on plan assets (excluding interest income)	-	-
	<u>58,000</u>	<u>52,000</u>
Mortality rates		
<i>Male</i>		
Current pensioners	86.6 years	86.7 years
Future pensioners	87.2 years	87.7 years
<i>Female</i>		
Current pensioners	89.5 years	89.6 years
Future pensioners	90.2 years	90.6 years

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
16 Share Capital				
Ordinary shares of £1 each fully paid:				
At 1 April and 31 March	49	49	49	49
	=====	=====	=====	=====
17 Capital Reserve				
At 1 April and 31 March	14	14	14	14
	=====	=====	=====	=====
18 Revenue Reserves				
At 1 April and 31 March	18,513,052	17,842,578	18,730,614	18,038,700
Surplus for the year	718,565	668,474	845,787	689,914
Actuarial (loss)/gain	(6,000)	2,000	(6,000)	2,000
	-----	-----	-----	-----
At 31 March	19,225,617	18,513,052	19,570,401	18,730,614
	=====	=====	=====	=====

19 Contingent Liability

There exists a contingent liability on the Group of the possibility of having to repay grants received on properties if any properties are sold. This also includes any grants written off through the implementation of component accounting.

20 Commitments

Capital Commitments

There are capital commitments amounting to £Nil.

21 Related Party Disclosures

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Tenant - rental income	5,097	4,949	5,097	4,949
Management services	104,607	101,560	104,607	101,560
Accountancy services (net of VAT)	25,000	25,000	20,000	20,000
	=====	=====	=====	=====

Transactions with subsidiary companies have not been disclosed in accordance with available exemptions for 100% owned subsidiary companies.

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

22 Notes to the Cashflow Statement

	2025	2024	
	£	£	
Cashflow from operating activities			
Operating surplus for the year	674,738	660,695	
Surplus (loss) on disposal of fixed assets	-	(14,836)	
Other costs	-	-	
Depreciation of tangible fixed assets	510,216	493,356	
Grant released	(242,065)	(245,094)	
Movements in:			
Rental debtors	12,999	(547)	
Other debtors	(44,787)	125,963	
Creditors less than one year	(13,110)	31,878	
	<u>897,991</u>	<u>1,051,415</u>	
Cashflow from financing activities			
Interest received	38,972	11,998	
Interest paid	(1,145)	(2,219)	
	<u>37,827</u>	<u>9,779</u>	
Cashflow from investing activities			
Purchase of housing properties	(375,340)	(725,113)	
Capital grants received	-	(6,844)	
Other fixed assets	(64,254)	(16,672)	
Disposal of fixed assets	-	154,938	
	<u>(439,594)</u>	<u>(593,691)</u>	
Financing			
Share capital	-	-	
New loans	-	-	
Loans repaid	(18,136)	(25,128)	
	<u>(18,136)</u>	<u>(25,128)</u>	
Analysis of Net Debt			
	At 31/03/24	Cashflows	At 31/03/25
	£	£	£
Bank and cash balances	1,761,153	478,088	2,239,241
Loans	(28,180)	18,136	(10,044)
	<u>1,732,973</u>	<u>496,224</u>	<u>2,229,197</u>

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

	2025			2024
	Turnover	Operating costs	Operating surplus (deficit)	Operating surplus
	£	£	£	£
Social Housing Activities	2,555,075	1,863,881	691,194	659,057
Non-Social Housing Activities	-	-	-	14,836
Totals	<u>2,555,075</u>	<u>1,863,881</u>	<u>691,194</u>	<u>673,893</u>

Turnover, operating costs and operating surplus from social housing activities

	2025			2024
	General Needs	Sheltered	Total	Total
	£	£	£	£
Income from Social Housing				
Rent and rates receivable	1,762,893	404,804	2,167,697	2,048,827
Service charges receivable	-	175,174	175,174	167,177
Support income	-	38,986	38,986	38,986
Grant released	205,514	36,555	242,069	245,091
Gross income	<u>1,968,407</u>	<u>655,519</u>	<u>2,623,926</u>	<u>2,500,081</u>
Voids	(16,475)	(52,376)	(68,851)	(128,391)
Net income	<u>1,951,932</u>	<u>603,143</u>	<u>2,555,075</u>	<u>2,371,690</u>
Operating costs				
Services	-	188,471	188,471	179,497
Supporting People	-	38,986	38,986	38,986
Management costs	268,273	62,750	331,023	315,630
Rates payable	170,312	39,469	209,781	199,861
Maintenance administration costs	204,134	48,022	252,156	249,503
Planned and cyclical maintenance	167,127	63,555	230,682	164,572
Reactive maintenance	105,696	43,381	149,077	122,735
Bad debts	12,000	-	12,000	12,000
Depreciation	373,943	54,126	428,069	408,209
Other costs	23,636	-	23,636	21,640
Total operating costs	<u>1,325,121</u>	<u>538,760</u>	<u>1,863,881</u>	<u>1,712,633</u>
Operating surplus	<u>626,811</u>	<u>64,383</u>	<u>691,194</u>	<u>659,057</u>

Woodvale & Shankill Community Housing Association Limited

Notes to the financial statements for the year ended 31 March 2025

23 Association turnover, operating costs and operating surplus (continued)

	2025			2024
	General Needs £	Sheltered £	Total £	Total £
DSD Allowances				
Management allowances	95,436	37,620	133,056	133,056
Management costs	(268,273)	(62,750)	(331,023)	(315,630)
Deficit	(172,837)	(25,130)	(197,967)	(182,574)
Maintenance allowances	111,824	44,080	155,904	155,904
Planned and cyclical maintenance	(167,127)	(63,555)	(230,682)	(164,572)
Reactive maintenance	(105,696)	(43,381)	(149,077)	(122,735)
Deficit	(160,999)	(62,856)	(223,855)	(131,403)
Gross income from rents and service charges				
Technical	969,591	340,430	1,310,021	1,240,245
Non-technical	793,302	278,534	1,071,836	1,014,745
Total	1,762,893	618,964	2,381,857	2,254,990
Housing stock			2025	2024
			No.	No.
Number of units owned at 31 March:				
General needs housing			336	336
Sheltered housing			95	95
Supported housing			-	-
Total owned			431	431