



FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Rural Housing Association Ltd

Tollgate House, 2 Killyclogher Road, Omagh, Co Tyrone, Northern Ireland, BT79 0AX

Company Registration No: IP000345

Charity Registration No: 100886

Association Information

<i>Board of Management</i>	John Waddell (Chair) Tom Potter (Vice Chair) Ciaran McKenna (BSC MBA) (Secretary) Michaela McCusker (Treasurer) Thomas Gallagher B Ed. Margaret Rafferty John Moss Harry Gaffney
<i>Chief Executive</i>	Mr Stephen Fisher PGDip, MSc, CIHCM
<i>Registered Office</i>	Tollgate House, 2 Killyclogher Road, Omagh, County Tyrone, BT79 0AX
<i>Head Office</i>	Tollgate House, 2 Killyclogher Road, Omagh, County Tyrone, BT79 0AX
<i>Bankers</i>	Danske Bank 5-7 Market Street, Omagh, County Tyrone BT78 1BN AIB 1-4 East Bridge Street, Enniskillen, County Fermanagh, BT74 7BT
<i>Solicitors</i>	McCaffrey & Co 8-10 Church Hill Omagh Co Tyrone BT78 1DQ
<i>Statutory Auditors</i>	McAleer Jackson Ltd Chartered Accountants & Registered Auditors Church House 24 Dublin Road Omagh Co Tyrone BT78 1HE
<i>Internal Auditors</i>	Wbg Services LLP Chartered Accountants & Registered Auditors 168 Bath Street Glasgow G2 4TP

Financial Statements for the Year Ended 31 March 2025

Contents

Report of Board of Management	Page	3
Auditor's Report to the Members of Rural Housing Association	Page	6
Statement of Comprehensive Income	Page	9
Statement of Financial Position	Page	10
Statement of Changes in Equity	Page	11
Statement of Cash Flows	Page	12
Notes to the Financial Statements	Page	13
Detailed Income and Expenditure Summary for the Financial Year Ended 31 March 2025	Page	24
Income and Expenditure from Lettings for the Financial Year Ended 31 March 2025	Page	26
Administrative Expenditure for the Financial Year Ended 31 March 2025	Page	27

Financial Statements for the Year Ended 31 March 2025

Report of the Board of Management

The Board present their report together with the audited financial statements for the year ended 31 March 2025.

Principal activities

Rural Housing Association was registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 on 2 March 1992. The Association is a registered non-profit making housing association with the Department for Communities providing housing accommodation for those in need and is recognised as a charity with The Charity Commission for Northern Ireland and has charitable status with HMRC (HM Revenue & Customs). □

Business Review

Welcome to the Rural Housing Association's Annual Report for 2024/25. This year, we remained steadfast in our mission to deliver high-quality, environmentally sustainable, and affordable homes across rural communities in Northern Ireland. Despite a challenging financial landscape, including a significant reduction in funding for Housing Associations, we continued to grow and deliver vital housing solutions where they are most needed.

Navigating a Challenging Funding Environment

The year began without a confirmed budget for the Social Housing Development Programme (SHDP), creating considerable uncertainty. In response, we conducted a comprehensive risk analysis across all development schemes and worked closely with our partners at the Northern Ireland Housing Executive, who oversee funding for Housing Associations. The absence of confirmed secure, long-term funding remains a material risk and is actively monitored through our corporate risk register.

Despite these challenges, we are pleased to report that the majority of our development programme remained intact. We started work on 28 new additional homes during the year, whilst also continuing our existing onsite development schemes comprising 52 units. We ended the year with 17 new homes completed and handed over to our tenants in our rural communities.

Digital Transformation and Operational Efficiency

A major highlight of the year was the successful transformation of our digital infrastructure. We completed a full overhaul of our core software systems, investing in a new, integrated suite covering Housing, Finance, Property, and CRM functions. This new system went live in October 2024 and has already delivered:

- Significant staff time savings
- Seamless communication with our maintenance contractor
- A 24/7 tenant portal offering real-time access to services and information

We anticipate further efficiencies through the retirement of legacy systems and a full transition to cloud-based operations.

Putting Tenants First

Our tenants remain at the heart of everything we do. In the second half of the year, we renewed our focus on tenant engagement by revitalising participation panels and forums. These groups continue to play a vital role in shaping tenant policies before they reach Board level. We also secured new grant funding to support tenant welfare and expanded our Tenant Hardship Fund, which provides essential support for heating, electricity, rent, and other basic needs. We are especially proud to have a tenant representative serving as a full member of our Board of Management, ensuring the tenant voice is embedded at the highest level of governance.

Community Investment and Cross-Community Initiatives

Our commitment to community development continued through our Housing for All schemes in Sion Mills and Cushendall. Over the year, we delivered 23 initiatives aimed at strengthening cross-community relations as part of these five-year Good Relations Plan.

Our People, Our Strength

The dedication of our staff and voluntary Board members remains the cornerstone of our success. Their commitment ensures the effective delivery of our corporate strategy and business plans. Our hybrid working model—blending home and office-based work—continues to be both productive and efficient. The CEO and Senior Management Team review this arrangement annually to ensure performance targets are consistently met.

Financial Statements for the Year Ended 31 March 2025

Report of the Board of Management (continued)

Business Review cont'd

Financial Overview

During the financial year, the Association expanded our housing stock with the addition of 17 new units. Operating costs increased by £555,775 (2024 : £200,046), resulting in a reduced operating surplus of £1,117,623 (2024: £1,204,629). These figures reflect both the challenges and the resilience of our organisation in a difficult economic climate.

Interest payable was £857,417 (2024 : £717,679) resulting in an overall surplus for the financial year £311,273 (2024 : £344,201)

On the balance sheet housing properties at depreciated cost was £64.9m (2024 : £60m).

Average staff numbers for the year are currently at 25 (2024 : 24) and are not anticipated to increase significantly during the incoming financial year.

Looking Ahead

As we move into 2025/26, we remain focused on innovation, sustainability, and deepening our impact in rural communities. We are committed to building on this year's progress and continuing to deliver homes and services that make a real difference in people's lives.

Board of Management

The Association is governed by a voluntary Board of Management, which consists of 9 persons with a wide range of skills and experience in the private, voluntary and public sectors. The Board meet at least 6 times per year. The work of the Board includes deciding the strategic direction of the Association, monitoring and challenging the Chief Executive and Senior Management Team and receiving recommendations and decisions from four committees on policy and governance of the Association. The committees are the Audit, Risk and Governance committee, Technical committee, Housing Service committee and the Finance and General Purposes committee.

The Chief Executive is responsible for delivering the Board's strategic vision at an operational level with help of the Senior Management Team (SMT) which provide reports and policies to the various committees on a regular basis. The SMT is made up of Chief Executive and four departmental directors; Housing & Operations Director, Development & Property Assets Director, Finance Director & Business Development Director.

Internal Controls Assurance

The Board acknowledges its overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness. The system of internal control is designed to manage, rather than eliminate, the risk of failure to achieve business objectives, and to provide reasonable, and not absolute, assurance against material misstatement or loss.

The process for identifying, evaluating and managing the significant risks faced by the Association is on going, has been in place throughout the period commencing 1 April 2023 up to the date of approval of the annual report and financial statements. Key elements of the control framework include:

- Board approved terms of reference and delegated authorities for Audit Risk and Governance and Technical Sub-committees;
- clearly defined management responsibilities for the identification, evaluation and control of significant risks;
- a Risk Register and Business Continuity Plan exists to help manage and mitigate these risks;
- robust strategic and business planning processes, with detailed financial budgets and forecasts;
- a formal governance framework detailing standing orders, cyclic reporting processes and relationships between the Board, Sub-committees, Senior Management Team and staff;
- formal recruitment, retention, training and development policies for all staff;
- established authorisation and appraisal procedures for all significant new development initiatives and commitments;
- regular reporting to the appropriate committee on key business objectives, targets and outcomes; and
- Board approved whistleblowing and fraud policies.

The Board cannot delegate ultimate responsibility for the system of internal control, but it can, and has delegated authority to the Audit Risk and Governance Sub-committee to regularly review the effectiveness of the system of internal control. The Board receives regular reports from the Audit Risk and Governance Sub-committee together with minutes of meetings. The Audit Risk and Governance Sub-committee has received the annual report of the internal auditor, and has reported its findings to the Board.

Statement of Board of Management 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 that 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 financial statements the Board is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, 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 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 taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Financial Statements for the Year Ended 31 March 2025

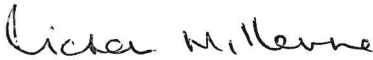
Report of the Board of Management (continued)

Statement of Disclosure to Auditors

So far as each of the members of the Board of Management at the date of approval of these financial statements is aware:

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

On behalf of the Board


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Secretary

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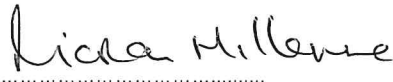
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On behalf of the Board



Secretary

Financial Statements for the Year Ended 31 March 2025

Auditor's Report to the Members of Rural Housing Association

Opinion

We have audited the financial statements of Rural Housing Association Limited (the 'Association') for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2025, and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, the Housing (Northern Ireland) Order 1992, the Registered Housing Association (Accounting Requirements) Order (Northern Ireland) 1993 and Charities Act (Northern Ireland) 2008.

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 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 Board'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 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 Board with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the annual report, other than the financial statements and our Auditor's Report thereon. The Board are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Financial Statements for the Year Ended 31 March 2025

Auditor's Report to the Members of Rural Housing Association cont'd

Matters on which we are required to report by exception

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in this regard.

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 the Board

As explained more fully in the Statement of Board of Management Responsibilities statement set out on page 5, the Board (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 in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102, 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 responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Explanation as to what extent 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.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation, even though the audit is properly planned and executed in accordance with ISAs (UK). This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Association and from our commercial knowledge and experience of the sector, we identified that the principal risks of non-compliance with laws and regulations related to compliance with Employment Law, Health & Safety and Environmental Regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements. We considered the experience and expertise of the engagement team to ensure that the team had appropriate competence and capabilities to identify or recognise non-compliance with the laws and regulation.

Financial Statements for the Year Ended 31 March 2025

Auditor's Report to the Members of Rural Housing Association cont'd

We evaluated the opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial performance and management bias through judgements and assumptions in significant accounting estimates, in particular in relation to significant one-off or unusual transactions.

Throughout our audit we exercise professional judgment and professional scepticism to consider potential deliberate omission or concealment of significant transactions, or incomplete/inaccurate disclosures in the financial statements. In response to these principal risks, our audit procedures included but were not limited to:

- enquiring from management details of the policies and procedures regarding compliance with laws and regulations, and details of known or suspected instances of non-compliance and whether they have knowledge of any actual, suspected or alleged fraud;
- obtaining an understanding of internal controls relevant to the audit that have been established to mitigate the risk related to fraud and error;
- discussion amongst the engagement team in relation to the identified laws and regulations and regarding the risk of fraud;
- identifying and testing journal entries to address the risk of inappropriate journals and management override of controls;
- designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- challenging assumptions and judgements made by management in the determination of significant accounting estimates; and
- review of the financial statement disclosures to underlying supporting documentation and inquiries of management, and evaluation of the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The primary responsibility for the prevention and detection of irregularities including fraud rests with those charged with governance and management.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with section 43 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, section 65 of the Charities Act (Northern Ireland) 2008, regulations made under section 66 of that Act (Part 4 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and article 19 of the Housing (Northern Ireland) Order 1992. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Michael Barnett (Senior Statutory Auditor)
for and on behalf of McAleer Jackson Ltd

Chartered Accountants and Statutory Auditors
Church House
24 Dublin Road
Omagh
BT79 0AH

25 June 2025

Statement of Comprehensive Income for the Year Ended 31 March 2025

	Note	2025 £	2024 (as restated) £
Turnover		4,849,107	4,380,337
Less operating costs		(3,731,484)	(3,175,708)
Operating surplus	2	1,117,623	1,204,629
Surplus on property disposals		-	586,870
Interest receivable	7	32,067	15,869
Interest payable and other charges	8	(857,417)	(717,679)
Financing (cost)/income	16	19,000	3,000
Transfer to disposal proceeds fund		-	(586,870)
Surplus on ordinary activities before taxation		311,273	505,819
Corporation tax on surplus	9	-	-
Surplus for the year after taxation		311,273	505,819
Other comprehensive income			
Actuarial gain/(loss) on pension scheme	16	632,000	347,000
Prior year adjustment		-	-
Total comprehensive income for the year		943,273	852,819

Continuing operations

None of the Association's activities were acquired or discontinued during the above two financial years.

Historical cost

The difference between the results as disclosed in the Statement of Comprehensive Income before tax, and retained surplus for the year, on an unmodified historical cost basis is not material.

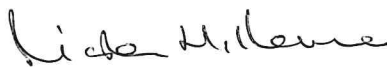
Statement of Financial Position as at 31 March 2025

		2025		2024 (as restated)	
	Note	£	£	£	£
Tangible fixed assets					
Housing properties	10a	65,090,248		60,750,354	
Other fixed assets	10b	<u>844,674</u>		<u>851,377</u>	
			65,934,922		61,601,731
Other non-current assets					
Pension asset	16		1,000,000		340,000
			<u>66,934,922</u>		<u>61,941,731</u>
Current assets					
Debtors and prepayments	12	1,886,315		4,377,713	
Cash and cash equivalents	13	<u>1,085,350</u>		<u>1,680,474</u>	
			2,971,665		6,058,186
Creditors: amounts falling due within 1 year	14	<u>(8,252,169)</u>		<u>(7,898,069)</u>	
Net current assets/(liabilities)			<u>(5,280,504)</u>		<u>(1,839,882)</u>
Total assets less current liabilities			61,654,418		60,101,849
Creditors: amounts falling due after more than 1 year	15		(53,448,700)		(52,839,405)
Provision for liabilities and charges					
Pension liability	16		-		-
Total net assets			<u>8,205,718</u>		<u>7,262,444</u>
Reserves					
Share capital	17		8		9
Capital reserves	18		37		35
Revenue reserves			<u>8,205,673</u>		<u>7,262,400</u>
Total Reserves			<u>8,205,718</u>		<u>7,262,444</u>

Approved by the Board of Management on 25 June 2025



Chairman



Honorary Secretary



Honorary Treasurer

Statement of changes in equity for the Year Ended 31 March 2025

	Share Capital £	Capital Reserves £	Revenue Reserves £	Total £
At 1 April 2023	9	34	6,409,581	6,409,624
Surplus/(deficit) for the year (as restated)	-	-	505,819	505,819
Actuarial gain/(loss) on pension scheme	-	-	347,000	347,000
Share issue	1	-	-	1
Share cancellation	(1)	1	-	-
At 31 March 2024 (as restated)	9	35	7,262,400	7,262,444
Surplus/(deficit) for the year	-	-	311,273	311,273
Actuarial gain/(loss) on pension scheme	-	-	632,000	632,000
Share issue	1	-	-	1
Share cancellation	(2)	2	-	-
At 31 March 2025	8	37	8,205,673	8,205,718

Statement of Cash Flows for the Year Ended 31 March 2025

	Note	£	2025 £	£	2024 £
Net cash flow from operating activities	19		1,931,757		2,201,015
Cash flow from investing activities					
Purchase of tangible fixed assets		(5,926,398)		(8,720,874)	
Proceeds from sale of tangible fixed assets		-		635,104	
Grants received		4,157,828		3,044,580	
Interest received		32,066		15,869	
			(1,736,504)		(5,025,321)
Cash flow from financing activities					
Interest paid		(864,333)		(842,151)	
New secured loans		1,000,000		5,000,000	
Repayments of borrowings		(926,045)		(840,719)	
Share capital		1		1	
			(790,377)		3,317,131
Net change in cash and cash equivalents			(595,124)		492,825
Cash and cash equivalents at 1 April			1,680,474		1,187,649
Cash and cash equivalents at 31 March	13		1,085,350		1,680,474

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Accounting policies

Legal registration

The Association is registered within Northern Ireland under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and is a registered provider of social housing.

Basis of accounting

The financial statements have been prepared under the historical cost convention.

The financial statements have been prepared in compliance with UK GAAP, including FRS102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the Statement of Recommended Practice for registered social housing providers (SORP 2018) issued by the National Federation of Housing Associations. The presentation of the financial statements complies with the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Turnover

Turnover comprises rental income net of voids, grants, other income and the release of capital grants.

The Association's rental income is reflected gross of income attributable to property rates.

Fixed assets

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, 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.

Other fixed assets are stated at cost less accumulated depreciation.

Depreciation has been provided on the Association's Fixed Assets consistent with standard accounting practice at the following rates:

Fixed assets by class	Useful life	Method
Housing property :		
• Main fabric	100 Years	Straight line
• Roof structure & covering	70 Years	Straight line
• Windows & external doors	30 Years	Straight line
• Kitchen	20 Years	Straight line
• Bathroom/WCs	30 Years	Straight line
• Heating, ventilation & plumbing	30 Years	Straight line
• Electrics	40 Years	Straight line
Office building	60 Years	Straight line
Computer equipment	3 Years	Straight line
Office furniture & equipment	5 Years	Straight line

The depreciation charge is time apportioned in the month of addition and in the month of disposal. No depreciation is charged on either property under development or land.

Impairment

Housing properties are assessed annually for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount 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, this is likely to be the fair value in use of the asset based on its service potential. The resulting impairment loss is recognised as expenditure in income and expenditure. Where an asset is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

Other assets are reviewed for impairment if there is an indication that impairment may have occurred.

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Accounting policies (continued)

Housing Association financing

Capital development expenditure by the Association is financed partially by Housing Association Grant from the Department for Communities and from Private Sector Loan Finance (Mixed Funding). Current (revenue) expenditure associated with the management of the development programme is also supported by Housing Association Grant allowance, which is attributed to the Income and Expenditure account as appropriate. Administration expenditure associated with the management of the Association's property is charged directly against income from lettings.

Acquisition and development allowances

The amount of acquisition and development allowances (HAG) allowed by the Department for Communities are attributed to the cost of the property concerned. Credit is taken for allowances for administrative costs (associated with the management of the development programme) in the Statement of Comprehensive Income and a relevant proportion of administrative expenditure is charged against them.

Government and other grants

Where the cost of properties have been financed by a Housing Association Grant (HAG) paid from the Department for Communities, the grant is recognised in income over the expected useful life of the housing property structure and its individual components on a pro rata basis under the accruals model.

HAG and other grants received in respect of revenue expenditure is credited to the income and expenditure account in the same period as the expenditure to which it relates.

To the extent that Housing Association Grant is received in advance of the related expenditure, it has been included in Creditors: falling due within 1 year, to be attributed to appropriate capital and revenue expenditure in future accounting periods.

Interest receivable and interest payable

Interest receivable is recognised in the income and expenditure account as they accrue, using the effective interest method.

Interest on borrowings to finance the development of qualifying assets is capitalised to the extent that it represents interest on borrowings specifically allocated to financing the development programme, after the deduction of related grants received. Other interest payable is charged to the income and expenditure account as it accrues.

Disposal proceeds fund

The Disposal Proceeds Fund represents the net surplus on property sales together with grant, which has been set aside for the purpose of providing replacement properties in accordance with the Department for Communities regulations.

If the surpluses are not used within two years from their receipt they may be payable in part or in full to the Department for Communities.

Retirement benefits

The Association participates in an industry wide defined benefit final salary pension scheme. The underlying assets and liabilities of the scheme attributable to Rural Housing Association have been identified by actuaries. As a result the Association recognises the scheme deficit on the balance sheet at the year end. Actuarial gains and losses and returns on scheme assets are recognised in the statement of comprehensive income. Current and past service costs are recognised within operating surplus and interest on obligations is recognised as other finance costs.

Financial instruments

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

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Accounting policies (continued)

Going concern

The Association's business activities, its current financial position, and factors likely to affect its future development are set out within the annual report from the Board and within these financial statements.

The Association has in place long-term debt facilities which provide adequate resources to finance committed reinvestment and development programmes, along with the Association's day to day operations. The Association also has a long-term business plan which shows that it is able to service these debt facilities whilst continuing to comply with lenders' covenants. As at 31 March 2025 the Association had available cash reserves of £1.085m

The Board's assessment of going concern involves a number of subjective judgements including, but not limited to increased rent arrears, delayed rent collections, increasing inflation and interest rates, a reduction in property prices and costs associated with achieving energy efficiency homes. In making their assessment the Board have also considered the potential mitigations available to manage the potential impact on its cashflows and liquidity.

Stress tests have been run on the Association's business plan, which include the impact of sensitivities on the association's cash flow requirements, compliance with debt facilities, as well as covenant compliance. This stress testing found that the business plan is robust and does not affect the Association's ability to meet its obligations.

On this basis, the Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. The Board have considered the foreseeable future for their going concern assessment to cover the period to 31 March 2027. On this basis, the Board continues to adopt the going concern basis in the financial statements.

Significant judgments and estimates

The following are the significant management judgements made in applying the accounting policies of the Association that have the most significant effect on the financial statements.

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 including any components. Uncertainties in these estimates relate to technological obsolescence that may change the utility of certain software and IT equipment, changes to the Decent Homes Standards and changes to energy efficiency requirements which may require more frequent replacement of key components.

Defined benefit obligation

Management's estimate of the defined benefit obligation 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.

Notes to the Financial Statements for the Year Ended 31 March 2025

2 Turnover, operating costs and operating surplus/(deficit) from social housing activities

The whole of the Association's turnover is attributable in the United Kingdom and is derived from the principal activity of social housing.

	General Needs Housing £	Total Social Housing £	Other Income £	2025 Total Income £	2024 (as restated) Total Income £
Operating Income					
Rent receivable	3,762,235	3,762,235	-	3,762,235	3,375,288
Rates receivable	512,432	512,432	-	512,432	443,291
Management allowance re adaptations	16,690	16,690	-	16,690	18,652
Interest received	-	-	32,067	32,067	15,869
Surplus on property disposal	-	-	-	-	586,870
Other income	33,750	33,750	-	33,750	4,752
Community development grants	-	-	-	-	41,531
Amortisation of grants	620,900	620,900	-	620,900	576,035
Less voids	(96,900)	(96,900)	-	(96,900)	(79,212)
Total Social Housing Income	4,849,106	4,849,106	32,067	4,881,173	4,983,076
Operating Costs					
Bad debts	(19,350)	(19,350)	-	(19,350)	(10,122)
Housing Management costs	(638,713)	(638,713)	-	(638,713)	(630,881)
Maintenance Administration	(434,595)	(434,595)	-	(434,595)	(397,879)
Planned and cyclical maintenance	(489,769)	(489,769)	-	(489,769)	(300,612)
Development expenses	(4,250)	(4,250)	-	(4,250)	(46,609)
Response maintenance	(585,717)	(585,717)	-	(585,717)	(393,203)
Major repairs	-	-	-	-	-
Depreciation	(1,097,901)	(1,097,901)	-	(1,097,901)	(997,440)
Rates	(461,189)	(461,189)	-	(461,189)	(398,962)
Total Social Housing Expenditure	(3,731,484)	(3,731,484)	-	(3,731,483)	(3,175,708)
Interest payable	-	-	(857,417)	(857,417)	(717,679)
Financing cost/income	-	-	19,000	19,000	3,000
Transfer to Disposal Proceeds Fund	-	-	-	-	(586,870)
Surplus on ordinary activities	1,117,622	1,117,622	(806,350)	311,273	505,819
DFC Allowances	2025				2024
Management Allowances £396 per unit	237,996				231,264
Management costs	(638,713)				(630,881)
Surplus / Deficit	(400,717)				(399,617)
Maintenance Allowances £464 per unit	278,864				270,976
Planned and cyclical maintenance	(489,769)				(300,612)
Response maintenance	(585,717)				(393,203)
Surplus / Deficit	(796,622)				(422,839)
Gross income from rents					
Technical	83.00%	3,122,655		82.00%	2,767,736
Non technical	17.00%	639,580		18.00%	607,552
Total		3,762,235			3,375,288
No of Properties		601			584

Notes to the Financial Statements for the Year Ended 31 March 2025

	2025 £	2024 £
3 Operating surplus		
Operating surplus is stated after charging/(crediting):		
Depreciation on tangible fixed assets	1,105,835	1,007,713
(Profit)/loss on disposal of other fixed assets	-	(25,772)
Auditors remuneration - External	11,995	12,349
Auditors remuneration - Internal	15,444	11,880
Amortisation of Government grants	(620,900)	(576,035)
	<u>1,069,321</u>	<u>1,006,378</u>

	2025	2024
4 Employee information		
The average monthly number of persons employed during the year was:	<u>25</u>	<u>24</u>

	2025 £	2024 £
5 Staff Costs		
Salaries	830,535	770,173
Social security costs	82,608	79,209
Pension costs	148,766	151,444
Private Health Care	7,413	5,552
	<u>1,069,321</u>	<u>1,006,378</u>

The aggregate remuneration, including benefits in kind and pension contributions, of key management personnel of the Association during the year was:

	2025 £	2024 £
Aggregate remuneration	<u>381,733</u>	<u>392,136</u>
	<u>381,733</u>	<u>392,136</u>

The number of management personnel to whom emoluments (including salary, employer national insurance, employer pension contributions and benefits in kind) were paid during the year falls within each of the following bands:

	2025 £	2024 £
40,000 - 60,000	1	
60,001 - 70,000	2	2
70,001 - 80,000	2	2
80,001 - 90,000	-	-
90,001 - 100,000	-	-
100,001 -130000	1	1

6 Board of Management remuneration

The Board members received no remuneration from the Association. Total expenses paid during the year to Board members amounted to £130 (2024: £96).

Rent received from one tenant Board members during the year amounted to £7,179 (2024: £6,612) equivalent to one board member.

7 Interest receivable

Bank interest	<u>32,067</u>	<u>15,869</u>
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Notes to the Financial Statements for the Year Ended 31 March 2025

	2025 £	2024 £
8 Interest payable and other charges		
Bank loans	857,417	717,679

9 Corporation tax

The Association became a registered charity reference XR23974 with effect from 13 October 2008. The Association is not liable to Corporation Tax from that date.

	2025 £	2024 (as restated) £
10 Fixed assets		
(a) Housing Land and Buildings cost		
At beginning of year	72,782,499	64,146,500
Additions during year	5,419,098	9,493,620
Disposals during year	0	(857,621)
At end of year	<u>78,201,597</u>	<u>72,782,499</u>
Depreciation		
At beginning of year	(12,032,145)	(11,250,592)
Charge for year	(1,079,204)	(978,827)
On disposals	0	197,274
At end of year	<u>(13,111,349)</u>	<u>(12,032,145)</u>
Net book value at end of year	<u>65,090,248</u>	<u>60,750,354</u>

The Housing Land and Building costs includes £5.2m of Assets Under Construction. The deeds of Housing Properties are used to secure mortgages with our various lenders.

Additions to Housing Land and Buildings includes £105,965 of capitalised interest cost (2024: £161,618).

(b) Other fixed assets

	Office	Computer Equipment	Office Equipment	TOTAL
Cost				
At beginning of year	1,116,777	107,596	55,210	1,279,583
Additions during year	14,498	5,435	0	19,933
Disposals during year	-	-	-	-
At end of year	<u>1,131,275</u>	<u>113,031</u>	<u>55,210</u>	<u>1,299,516</u>
Depreciation				
At beginning of year	(279,767)	(94,981)	(53,459)	(428,207)
Charge for year	(18,699)	(6,940)	(996)	(26,635)
On disposals	-	-	-	-
At end of year	<u>(298,466)</u>	<u>(101,921)</u>	<u>(54,455)</u>	<u>(454,842)</u>
Net book value at end of year	<u>832,809</u>	<u>11,110</u>	<u>755</u>	<u>844,674</u>
Net book value at beginning of year	<u>837,010</u>	<u>12,615</u>	<u>1,751</u>	<u>851,376</u>

11 Housing Stock

Number of units owned by the Association on 31 March 2025

	2025	2024
- General Needs Housing	<u>601</u>	<u>584</u>

Notes to the Financial Statements for the Year Ended 31 March 2025

		2025 £	2024 £
12 Debtors			
Tenant debt			
Rental debtors gross - technical	83.00%	149,388	170,833
Rental debtors gross - Non-technical	17.00%	30,598	42,708
		<u>179,986</u>	<u>213,541</u>
Less: provision for bad and doubtful debts		-	-
		<u>179,986</u>	<u>213,541</u>
HAG receivable		1,588,796	4,051,048
Interest receivable		-	-
Prepayments		80,861	90,550
Other debtors		36,672	22,574
		<u>1,886,315</u>	<u>4,377,713</u>
13 Cash and cash equivalents			
Bank deposit account		-	-
Current bank accounts		1,085,211	1,680,412
Cash on hand		139	62
		<u>1,085,350</u>	<u>1,680,474</u>
14 Creditors (due within 1 year)			
Tenant overpayment		29,001	28,085
Accruals		1,852,197	2,169,678
Other creditors		387,692	249,448
Loan interest		39,211	46,126
HAG paid in advance by DFC (see below)		4,365,748	4,043,581
Deferred Housing Association Grant (Note 15c)		620,900	435,896
Loan repayments due within 1 year (Note 15b)		957,420	925,255
		<u>8,252,169</u>	<u>7,898,069</u>
HAG paid in advance by DFC			
Opening balance		4,043,581	2,219,389
HAG receivable		2,688,162	6,314,169
Attributed to capital development		(2,365,995)	(4,489,977)
Transfer to revenue account		-	-
Balance at year end		<u>4,365,748</u>	<u>4,043,581</u>

Notes to the Financial Statements for the Year Ended 31 March 2025

	2025 £	2024 £
15 Creditors (falling due after more than 1 year)		
Disposal proceeds fund (a)	-	1,015,332
Bank loans (b)	19,303,706	19,261,917
Deferred income - capital grants (c)	34,144,994	32,562,156
	<u>53,448,700</u>	<u>52,839,405</u>
(a) Disposal proceeds fund		
Opening balance	1,015,332	566,585
Transfers in - surplus on disposals	-	418,870
- repayment of VPG discount	-	168,000
	<u>-</u>	<u>586,870</u>
Transfers out - replacement properties	(1,015,332)	(138,123)
Closing balance	<u>(0)</u>	<u>1,015,332</u>
(b) Bank loans		
Loans are secured on individual assets of the Association and are repayable as follows:		
Within one year or on demand	957,420	925,255
One year or more but less than two years	986,350	957,423
Two years or more but less than five years	3,021,106	1,993,477
Five years or more	15,296,250	16,311,017
	<u>20,261,126</u>	<u>20,187,172</u>
All bank loans are secured by way of mortgages upon the deeds of properties. All bank loans are fixed loans (excluding the Revolving Credit Facility) on a fixed quarterly repayment schedule drawn up by the lender. They bear interest rates ranging between 3.28% and 5.15%. We secured a Revolving Credit Facility in December 2022. The Revolving Credit Facility is provided on an interest only basis for 5 years (with an option to extend to 7 years) with the drawn balance to be repaid or converted to a Structured Term loan at expiry of the term. The Revolving Credit Facility is on a variable quarterly repayment schedule.		
(c) Deferred income - capital grants		
Housing Association grant		
At beginning of year	40,818,427	36,905,091
Attributed during year	1,373,410	4,351,854
From disposal proceeds fund	1,015,332	138,123
On disposals	-	(576,641)
At end of year	<u>43,207,169</u>	<u>40,818,427</u>
Other public grant	<u>58,766</u>	<u>58,766</u>
	<u>43,265,935</u>	<u>40,877,193</u>
Amortisation		
At beginning of year	(7,879,140)	(7,443,244)
Amortised in year	(620,900)	(576,035)
On disposals	-	140,139
At end of year	<u>(8,500,040)</u>	<u>(7,879,140)</u>
Net book value at start of year	<u>32,998,053</u>	<u>29,520,614</u>
Deferred Housing Association Grant falling due within 1 year	620,900	435,896
Deferred Housing Association Grant falling due after 1 year	34,144,994	32,562,156
Net book value at end of year	<u>34,765,894</u>	<u>32,998,052</u>

Notes to the Financial Statements for the Year Ended 31 March 2025

16 Provision for liabilities and charges

	2025 £	2024 £
Pension liability		
Opening balance	(340,000)	2,000
Current & past service cost	149,000	151,000
Employers contributions	(158,000)	(143,000)
Interest on net defined benefit liability/(asset)	(19,000)	(3,000)
Remeasurement (gains) / losses	(632,000)	(347,000)
Closing balance	<u>(1,000,000)</u>	<u>(340,000)</u>

17 Share capital

<u>8</u>	<u>9</u>
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The Association's Rules require each member to hold only one share of nominal value of one pound each in the Association. There were 8 members of the Association at 31 March 2024 (2024:9 members), 1 member joined and 2 retired from the Board of Management during the year.

18 Capital reserves

<u>37</u>	<u>35</u>
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The Capital reserve reflects the cumulative nominal value of shares cancelled by the Association.

19 Cash flow from operating activities

Surplus for the year	1,117,623	1,204,629
Adjustments for non-cash items:		
Depreciation of tangible assets	1,105,836	1,007,713
Amortisation of social housing grant	(620,900)	(576,035)
(Increase)/decrease in debtors	29,150	(41,971)
Increase/(decrease) in creditors	309,048	624,451
Pension costs less contributions payable	<u>(9,000)</u>	<u>8,000</u>
	814,134	1,022,158
Adjustments for investments or financing activities:		
(Profit)/loss on sale of tangible fixed assets	-	(25,772)
	<u>-</u>	<u>(25,772)</u>
Net cash inflow from operating activities	<u><u>1,931,757</u></u>	<u><u>2,201,015</u></u>

20 Capital Commitments

At the balance sheet date the Association was contractually committed to capital development expenditure of £13.7m (2024:£16.7m) with 94 committed units coming on board within the next two years. To fund our development programme, we have an undrawn Revolving Credit Facility balance of £12m and Housing Association Grant from the Social Housing Development Programme.

Notes to the Financial Statements for the Year Ended 31 March 2025

21 Contingent liabilities

There exists a contingent liability on the Association of the possibility of having to repay Housing Association Grant received on properties if any properties are sold. This also includes any grant written off through the implementation of component accounting. The possibility of reimbursement to the Department for Communities of the HAG released on build components replaced is considered to be unlikely as the housing properties are expected to continue to be made available for social housing.

22 Retirement benefits

The Association operates a defined benefit pension scheme for its employees with the assets held separately from those of the company. The scheme provides retirement benefits on the basis of members' average earnings but any member who joined before 31 March 2015 will be based on final salary. The fund is administered by the Northern Ireland Local Government Officers' Superannuation Committee. The funded nature of the Local Government Pension Scheme require the Employer and its employees to pay contributions into the fund, calculated at a level intended to balance the pension liabilities with investment assets.

A full actuarial valuation of the employer's Local Government Pension Scheme funded benefits was carried out as at 31 March 2022 by a qualified independent actuary. Adjustments to the valuation at that date have been made based on the following assumptions:

	2025	2024
Pension increases	2.5%	2.5%
Salary increases	4.0%	4.0%
CPI Inflation	2.5%	2.5%
Discount rate	5.8%	4.7%
Pension accounts revaluation rate	2.5%	2.5%

The mortality assumptions at the accounting date are based on actual mortality experience of members within the Fund based on analysis carried out as part of the 2022 Acturial Valuation, and allow for expected future motality improvements. Sample life expectancies at age 65 in normal health resulting from these mortality assumptions are shown below.

	2025	2024
	years	years
Males		
Member aged 65 at accounting date	21.6	21.7
Member aged 45 at accounting date	22.2	22.7
Females		
Member aged 65 at accounting date	24.5	24.6
Member aged 45 at accounting date	25.2	25.6

Notes to the Financial Statements for the Year Ended 31 March 2025

22 Retirement benefits (continued)

Reconciliation of scheme assets and liabilities

	Assets	Liabilities	Total
At 1 April 2024	2,999,000	(2,659,000)	340,000
Net Benefits paid out	(26,000)	26,000	-
Employer contributions	158,000		158,000
Employee contributions	51,000	(51,000)	-
Current service cost		(149,000)	(149,000)
Past service cost		-	-
Interest income on assets / (expense)	145,000	(126,000)	19,000
Remeasurement gains / (losses)			-
- Actuarial gains/(losses)		663,000	663,000
- Remeasurement gains/(loses) on assets excluding interest income	(31,000)		(31,000)
At 31 March 2025	3,296,000	(2,296,000)	1,000,000

Total recognised as an expense:

	2025	2024
Current service cost	149,000	151,000
Past service cost	-	-
Interest cost	(19,000)	3,000
	130,000	148,000

No amounts (2024: nil) were included in the cost of assets.

The fair value of the plan assets was:

	2025	2024
Equities	1,360,000	1,310,000
Property	313,000	291,000
Bonds - government	518,000	522,000
Bonds - corporate	129,000	126,000
Multi Asset Credit	429,000	399,000
Cash	353,000	168,000
Other	194,000	183,000
	3,296,000	2,999,000

The return on the plan assets was:

	2025	2024
Interest income	145,000	119,000
Return on plan assets less interest income	(31,000)	157,000
Total return on plan assets	114,000	276,000

23 Prior year adjustment - Capitalisation of interest

During the year, the Association has reviewed its accounting policy in relation to the treatment of interest costs incurred during the development of housing properties. As a result of this review, and in accordance with FRS 102 and the Housing SORP, the Association has changed its accounting policy to capitalise interest costs that are directly attributable to the acquisition and construction of qualifying assets (i.e. housing properties under development).

Under the previous policy, all interest costs were expensed to the Statement of Comprehensive Income as incurred. The new policy aligns with the requirements of FRS 102 and also aligns with sector best practice and improves comparability with peers. The change in accounting policy has been applied and as a result, the prior year comparative figures have been restated to reflect the capitalisation of prior year interest costs incurred during the development of housing properties.

The effect of the prior year adjustment is that the surplus for the year ended 31 March 2024 has increased by £161,618 due to the reversal of previously expensed interest which has now been capitalised within the cost of housing properties under construction. In addition, Housing properties (within tangible fixed assets) as at 31 March 2024 have increased by £161,618; and the opening reserves as at 1 April 2024 have increased by £161,618 to reflect the cumulative impact of the policy change. There is no impact on prior year or current year cash flows as a result of this change in accounting policy.

24 Events after end of reporting period

No events after the year end need to be reported.

Detailed Income and Expenditure Summary for the Financial Year Ended 31 March 2025

	2025		2024 (as restated)	
	£	£	£	£
INCOME				
Rent receivable		3,665,335		3,296,076
Rates receivable		512,432		443,291
		<u>4,177,767</u>		<u>3,739,367</u>
Other income		50,440		23,404
Community development grants		-		41,531
Amortisation of grants		620,900		576,035
TOTAL INCOME		<u>4,849,107</u>		<u>4,380,337</u>
EXPENDITURE (Before Admin Apportionment)				
Letting costs	2,275,799		1,819,385	
Rates	461,189		398,962	
	<u>2,736,988</u>		<u>2,218,347</u>	
Administration costs	1,295,412		1,213,873	
TOTAL EXPENDITURE		4,032,400		3,432,220
TRADING SURPLUS/(DEFICIT)		<u>816,707</u>		<u>948,117</u>
TRADING SURPLUS/(DEFICIT) (After Admin Apportionments)				
Letting	1,015,940		1,095,365	
Rates	51,243		44,329	
	<u>1,067,183</u>		<u>1,139,694</u>	
Administration		(250,476)		(191,577)
		<u>816,707</u>		<u>948,117</u>
FIXED ASSETS AND INTEREST				
Administration costs capitalised		300,916		256,512
Interest receivable		32,067		15,869
Interest payable		(857,417)		(717,679)
SURPLUS/(DEFICIT)		292,273		502,819
Disposal of property				
Sale proceeds	-		687,000	
Voluntary purchase grant	-		168,000	
	<u>-</u>		<u>855,000</u>	
Less				
Cost of property	-		831,416	
HAG eliminated	-		(581,799)	
Allowable costs	-		9,561	
Voluntary purchase grant allowance	-		8,952	
	<u>0</u>		<u>268,130</u>	
Net Surplus Transferred to DFP		-		586,870
		<u>292,273</u>		<u>1,089,689</u>

Detailed Income and Expenditure Summary for the Financial Year Ended 31 March 2025

	Note	2025		2024	
		£	£	£	£
Balance brought forward			292,273		1,089,689
Financing (cost)/ income					
Net interest on net scheme assets/liabilities		19,000		3,000	
Net return			19,000		3,000
			<u>311,273</u>		<u>1,092,689</u>
Corporation tax on tax adjusted surplus			-		-
Surplus/(deficit) after taxation	3		<u>311,273</u>		<u>1,092,689</u>
Transfer to disposal proceeds fund			-		(586,870)
			<u>311,273</u>		<u>505,819</u>

Income and Expenditure from Lettings for Financial Year Ended 31 March 2025

	2025		2024	
	£	£	£	£
Income				
Rental income receivable		3,762,235		3,375,288
Less loss of income from voids		(96,900)		(79,212)
		<u>3,665,335</u>		<u>3,296,076</u>
Rates		512,432		443,291
		<u>4,177,767</u>		<u>3,739,367</u>
Amortisation of Grants		620,900		576,035
Total Income		<u>4,798,667</u>		<u>4,315,402</u>
Less operating (property management) expenditure				
Bad debt	19,350		10,122	
Insurance	78,812		71,399	
Development expenses	4,250		46,609	
Housing (response) maintenance	585,717		393,203	
External cyclical and planned maintenance	489,769		300,612	
Property depreciation	1,097,901		997,440	
Rates	461,189		398,962	
		<u></u>		<u></u>
Total operating costs		(2,736,988)		(2,218,347)
Rent surplus (before admin & interest payable)		<u>2,061,679</u>		<u>2,097,055</u>
Administration apportionment		(994,496)		(957,362)
Rent surplus (before interest payable)		<u>1,067,183</u>		<u>1,139,693</u>

Administrative Expenditure for the Financial Year Ended 31 March 2025

	2025		2024	
	£	£	£	£
Administrative expenditure				
Salaries and wages	823,207		776,955	
Pension service cost	149,000		151,000	
Recruitment costs	868		6,638	
Travel and subsistence	12,356		18,886	
Stationery and publications	8,722		7,821	
Affiliation and membership	19,208		22,528	
Publicity and advertising	3,753		7,428	
Courses and conferences	14,235		7,060	
Office accommodation and services	136,858		85,893	
Equipment and fittings - depreciation	7,934		10,273	
Accountancy and audit	27,252		24,229	
Consultancy	7,021		2,038	
Legal & professional fees	6,151		47,384	
Insurance (Non Property)	17,578		16,522	
VPG administration allowance	-		(18,514)	
(Profit)/loss on disposal of fixed assets	-		(25,772)	
Vehicle lease charges	5,200		4,800	
General expenses	-		-	
Community development & Housing for All expenditure	47,434		64,296	
Tenant participation & Hardship	8,635		4,408	
	<u>1,295,412</u>		<u>1,213,873</u>	
Total Administrative expenditure				
	<u>1,295,412</u>		<u>1,213,873</u>	
Apportionments				
	%			
Housing Management	56.30%	559,901	58.44%	559,482
Property Maintenance	43.70%	434,595	41.56%	397,879
	100.00%	994,496	100.00%	957,361
Development and adaptations		300,916		256,512
		<u>1,295,412</u>		<u>1,213,873</u>