

Reg No. IP244000

Abbeyfield & Wesley Housing Association Ltd

Report and Financial Statements

For the Year Ended 31 March 2025

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

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Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

Board of Management and Advisers

Ms E Stewart	Chair
Mr M Beattie	
Dr D Capper	Resigned 9 th September 2025
Mr W Graham	
Mrs P Sands	
Mr K McParland	
Mrs M Bunting	
Dr G Turner	
Dr C Sullivan	Appointed 10 th March 2025
Dr C Harper	Appointed 10 th March 2025
Mr G McWilliams	Appointed 10 th March 2025

Chief Executive and Secretary

Mr P Thompson

Registered office

2 Wesley Court
Carrickfergus
BT38 8HS

Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969)

Registered number

IP 244000

Registered with the Charity Commission for Northern Ireland – NIC 106288

Statutory Auditors

Sumer Auditco NI Limited,
Statutory Auditors
4th Floor Glendinning House
6 Murray Street
Belfast
BT1 6DN

Board of Management and Advisers (cont'd)

Bankers

Danske Bank Ltd
Donegall Square West
Belfast
BT1 6JS

Solicitors

DWF (Northern Ireland) LLP
42 Queen Street
Belfast
BT1 6HL

Report of the Board of Management for the year ended 31 March 2025

Strategic Report

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

Principal activities

The Association is a registered non-profit making Housing Association and is recognised by CCNI and HMRC as having charitable status.

The Association's principal activity is the provision of a range of housing and support options for older people across Northern Ireland such as supported sheltered houses, sheltered accommodation and a care home.

Business Performance Review

The Association returned an overall surplus of £85,616 this year, an increase of £287,528 on the deficit in 2023/24 of £201,912. The operating surplus on social housing activities was £33,275 compared to a deficit of £217,259 in 2023/24.

The Board aims to keep rents and charges affordable for all, however, with the annual increases in minimum wage payments (and resulting implications for differential payment levels), as well as pension contributions, increases in costs, particularly in relation to food, utilities and maintenance, combined with a lack of a meaningful increase in Supporting People funding and the Residential Care Home tariff, this continues to be increasingly challenging. At the start of the year, charges for housing and support were increased by 7.7% for Supported Sheltered and Sheltered.

The Financial Position remains strong with net current assets of £1,530,860 and total reserves of £6,650,255.

Value for Money

Abbeyfield and Wesley aims to provide more than simply somewhere for older people to live. In our accommodation we aim to create a sense of family and close links with the local community, enabling our residents to maintain social connections which are so vital to health and well-being.

In order to provide this added social value, as well as providing quality services and maintaining properties to a high standard, resources have to be managed as efficiently and effectively as possible. Everyone in the association is involved in this endeavour, and we also actively encourage input from external resources.

The key themes in the Strategic Plan reflect the aims of enhancing the lives of older people and providing social impact and value for money.

**Report of the Board of Management for the year ended 31 March 2025
(Cont.)**

Risks

The Board have reviewed the strategic and key risk register quarterly throughout the year. This covers inherent and residual risks for the key strategic areas within the organisation as well as further actions that the Association has put in place to minimise any potential impact. This will continue to be reviewed and amended by the Association.

Strategic changes in the coming year

On the back of the work of the Financial Resilience Working Group and the SWOT analysis undertaken with a range of stakeholders, the Management Board agreed a new 2025-28 Corporate Plan. Key themes for the delivery of this plan will be improved communications and utilisation of assets. A Property Asset Strategy was also approved for the same timeframe.

The cash flow provides assurance that the Association can operate for the foreseeable future.

Corporate Governance

In the opinion of the Board, the Association is in compliance with the Best Practice Code of Governance issued by the NHF and has complied with all DfC Regulatory Standards during the year.

Treasury Management Policy

Abbeyfield & Wesley considers that effective treasury management will support the achievement of its business and service objectives and is committed to:

- The security of financial assets and the minimisation of risk.
- The preservation of asset value and liquidity levels.
- The minimisation of costs within those parameters.
- Achieving an appropriate rate of return.

The Association maintains a risk averse stance to investment of cash balances and aims to have sufficient liquid funds available to meet operational costs and borrowing to a minimum. The Association does not currently have any loans.

Abbeyfield & Wesley Housing Association Ltd

Year Ended 31 March 2025

**Report of the Board of Management for the year ended 31 March 2025
(Cont.)**

Board of Management

The Board meets at least four times throughout the year and in 2024/25 met on five occasions. The Finance Sub-Committee met on six occasions, the Governance & Audit sub-committee twice, and the Property & Development Sub-Committee on four occasions.

Members' attendance at board meetings during the course of the year was as follows:

Board Members	Meetings Attended	Possible Attendance
Ms Eileen Stewart	5	5
Dr David Capper	0	1
Mr Ken Gordon	0	1
Mr William Graham	4	5
Mr Malcolm Beattie	4	5
Mrs Paula Sands	5	5
Mrs Margaret Bunting	5	5
Mr Kevin McParland	4	5
Dr Gillian Turner	3	5
Dr Colin Sullivan	1	1
Dr Colin Harper	1	1
Mr Gareth McWilliams	1	1

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 they continue to adopt the going concern basis in preparing the financial statements.

Report of the Board of Management for the year ended 31 March 2025
(Cont.)

Internal controls

The Board confirms that no issues were raised by the Department for Communities in relation to their Regulatory Standards during the year ended 31 March 2025.

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:

- Adoption by the Board of 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;
- An organisational structure with clearly defined lines of responsibility and delegation of authority;
- Preparation of detailed budgets covering the business of the Association which are approved and regularly reviewed by the Board. Actual results are compared against budget and, where necessary, appropriate action identified and initiated.

Compliance with Code of Best Practice

The auditors have confirmed that in their opinion, with respect to the Board's statements on internal financial control and going concern above, the members have provided the disclosures required by the Code and such statements are not inconsistent with the information of which they are aware from their audit work on the financial statements, and that the Board's statement on pages 3 to 8 appropriately reflects the Association's compliance with the other paragraphs of the Code. They have carried out their review in accordance with the relevant Bulletin issued by the Auditing Practices Board, which does not require them to perform any additional work necessary to express a separate opinion on the effectiveness of either the Association's system of internal financial control or corporate governance procedures, or on the ability of the Association to continue in operational existence.

**Report of the Board of Management for the year ended 31 March 2025
(Cont.)**

Statement of the responsibilities of the Board of Management

The Board is required to prepare accounts for each financial period 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 those accounts the Board is required to:-

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention of fraud and other irregularities.

Events after the Balance Sheet date

The Association has no post balance sheet date events to disclose.

Statement of disclosure to auditors

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

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

Abbeyfield & Wesley Housing Association Ltd

Year Ended 31 March 2025

**Report of the Board of Management for the year ended 31 March 2025
(Cont.)**

Auditors

A resolution to reappoint Sumer Auditco NI Limited will be proposed at the Annual General Meeting pending the usual cyclical re-tendering of External Audit Services.

Signed on behalf of the Board of Management:



Ms E Stewart
Chair



Mr M Beattie
Board Member

Date: 8 September 2025

Independent Auditor's Report

Opinion

We have audited the financial statements of Abbeyfield and Wesley Housing Association Limited for the year ended 31 March 2025 which comprise the statement of comprehensive income, the statement of changes in reserves, the statement of financial position, the statement of cash flows and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 – The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice) and the Housing SORP – Statement of Recommended Practice for social housing providers issued by the National Housing Federation.

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 surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969), with the requirements of Article 19 of the Housing (Northern Ireland) Order 1992, Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993, the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs UK) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with those 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or

Independent Auditor's Report (cont'd)

- the Board of Management have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

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

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

Opinion on other matters prescribed by the Companies Act

In our opinion, based on the work undertaken in the course of the audit;

- the information given in the Report of the Board of Management for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Board of Management has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Management.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025
Independent Auditor's Report (cont'd)

Responsibilities of the Board of Management

As explained more fully in the Board of Management responsibilities statement the Board of Management is 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 of Management 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 of Management 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 of Management either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Association and the industry in which they operate, and considered the risk of acts by the Association that were contrary to applicable laws and regulations, including fraud. We considered the opportunities and incentives that may exist within the Association for fraud and identified the greatest potential for fraud in the following areas: management override of controls.

We designed audit procedures to respond to these risks, 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 or intentional misrepresentations, or through collusion. Our audit procedures included: enquiries of management about their own identification and assessment of risks of irregularities, testing the design and implementation of controls relating to the risks and sample testing of journals posted during the year.

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.

Independent Auditor's Report (cont'd)

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.

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

Other required reporting

Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 exception reporting

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

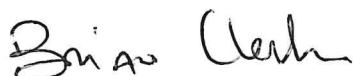
- a satisfactory system of control over transactions has not been maintained; or
- we have not received all the information and explanations we require for our audit; or
- proper accounting records have not been kept by the association; or
- the financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

Use of our report

This report is made solely to the Board of Management, in accordance with Article 38 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969). Our audit work has been undertaken so that we might state to the Board of Management those matters that we are required to state to them in an auditors' 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 Society and the Board of Management, for our audit work, for this report, or for the opinion we have formed.



B Clerk (Senior Statutory Auditor)
for and on behalf of Sumer Auditco NI Limited
Statutory Auditors
4th Floor Glendinning House
6 Murray Street
Belfast
BT1 6DN

Date: 8 September 2025

Statement of Comprehensive Income

For the year ended 31 March 2025

	Notes	2025 £	2024 £
Turnover	3	4,815,362	4,454,404
Operating costs	3	(4,777,807)	(4,664,757)
Operating surplus /(deficit)		37,555	(210,353)
Fair value adjustment on investments	13	(7,492)	19,781
Unrealised deficit on revaluation of properties held for resale		-	(55,000)
Interest and investment income	7	55,553	43,660
Surplus / (Deficit) before tax		85,616	(201,912)
Taxation		-	-
Surplus / (Deficit) after tax		85,616	(201,912)
Other comprehensive income		-	-
Unrealised surplus / (deficit) on revaluation of housing properties		-	-
Total comprehensive income for the year		85,616	(201,912)

There are no other recognised gains and losses for 2025 or 2024 other than those included in the statement of comprehensive income.

The notes on pages 19 to 31 form part of these financial statements.

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

Statement of Changes in Equity

For the year ended 31 March 2025

	Share Capital £	Capital reserves £	Revenue reserves £	Designated reserves £	Total £
Balance at 1 April 2024	8	42	6,564,589	-	6,564,639
Surplus for the year	-	-	85,616	-	85,616
Other comprehensive income	-	-	-	-	-
Transfers between reserves	-	-	-	-	-
Movement in share capital	-	-	-	-	-
Balance at 31 March 2025	8	42	6,650,205	-	6,650,255

The notes on pages 19 to 31 form part of these financial statements.

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

Statement of Financial Position

As at 31 March 2025

	Notes	2025 £	2024 £
Fixed assets			
Housing properties	10	14,741,027	14,942,307
Other tangible fixed assets	12	124,609	131,836
Investments	13	298,444	305,936
		<u>15,164,080</u>	<u>15,380,079</u>
Current assets			
Properties held for sale	14	380,000	380,000
Trade and other debtors	15	177,199	64,875
Investments		1,217,741	806,205
Cash and cash equivalents		411,034	608,605
		<u>2,185,974</u>	<u>1,859,685</u>
Less: Creditors: amounts falling due within one year	16	(655,114)	(440,176)
Net current assets		<u>1,530,860</u>	<u>1,419,509</u>
Total assets less current liabilities		<u>16,694,940</u>	<u>16,799,588</u>
Creditors: amounts falling due after more than one year	16	(10,044,685)	(10,234,949)
Total net assets		<u>6,650,255</u>	<u>6,564,639</u>
Reserves			
Share capital	21	8	8
Revenue reserves		6,650,205	6,564,589
Capital reserves	22	42	42
Total reserves		<u>6,650,255</u>	<u>6,564,639</u>

These financial statements were approved by the Board of Management and authorised for issue on 8 September 2025 and signed on its behalf by:


 Ms E Stewart, Chair


 Mr M Beattie, Board Member


 Mr P Thompson, Secretary

The notes on pages 19 to 31 form part of these financial statements.

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

Statement of Cash Flows

For the year ended 31 March 2025

	Notes	2025 £	2024 £
Net cash inflow / outflow from operating activities	A	261,265	159,277
Returns on investments and servicing of finance	B	55,553	43,660
Capital expenditure and financial investment	B	(102,853)	(56,571)
		<hr/>	<hr/>
Cash inflow / outflow before use of liquid resources and financing		213,965	146,366
		<hr/>	<hr/>
Financing	B	-	-
		<hr/>	<hr/>
		213,965	146,366
		<hr/> <hr/>	<hr/> <hr/>

Reconciliation of net cash flow to movements in net debts (Note C)

Increase / decrease in cash in period	213,965
Net funds at 1 April 2024	<hr/> 1,414,810
Net funds at 31 March 2025	<hr/><hr/>1,628,775

The notes on pages 17 to 18 form part of this financial statement.

Notes to Statement of Cash Flows

For the year ended 31 March 2025

A. Reconciliation of operating surplus / (deficit) to operating cashflows

	2025	2024
	£	£
Operating surplus / (deficit)	37,555	(210,353)
Depreciation	315,809	312,758
Amortisation of grant	(195,780)	(196,847)
Profit/(loss) on disposal of properties held for resale	-	-
Movements in:		
Rental debtors	(103,740)	20,432
Other debtors	(8,584)	288,102
Creditors less than one year	216,005	(54,815)
	261,265	159,277

B. Analysis of cash flows for headings netted in the cash flow statement

Returns on investment and servicing of finance	2025
	£
Interest and investment income received	57,012
Bank charges	(1,459)
Net cash inflow / (outflow) for returns on investment and servicing of finance	55,553
Capital expenditure and financial investment	
Other fixed assets	(1,087)
Housing, land and buildings	(106,215)
Capital grant received	4,449
Properties held for resale	-
Major repairs spend	-
Net cash inflow / (outflow) for capital expenditure and financial investment	(102,853)
Financing	
Loan principal repayments	-
Share capital issued	-
Net cash inflow / (outflow) from financing	-

Notes to Statement of Cash Flows (cont'd)

For the year ended 31 March 2025

C. Analysis of changes in net funds

	At 01/04/24 £	Cashflows £	Other Changes £	At 31/03/25 £
Cash in hand and at bank	608,605	(197,571)	-	411,034
Investments	806,205	411,536	-	1,217,741
Debt due within one year	-	-	-	-
Debt due after more than one year	-	-	-	-
	<u>1,414,810</u>	<u>213,965</u>	<u>-</u>	<u>1,628,775</u>

Notes to the financial statements

1. Legal status

Abbeyfield & Wesley Housing Association is a housing association registered in Northern Ireland in the United Kingdom under the Co-operative and Community Benefit Societies (Northern Ireland) Act 2016 (formerly known as the Industrial and Provident Societies Act (Northern Ireland) 1969). The registered office of the Association is 2 Wesley Court, Carrickfergus, BT38 8HS.

2. Accounting Policies

2.1 Basis of accounting

These financial statements have been prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' and the Statement of Recommended Practice ("SORP") for Registered Social Housing Providers.

The financial statements are presented in Sterling (£), which is the functional currency of the Association.

2.2 Revenue recognition

Revenue is recognised when the Association has entitlement to the funds and it is probable that the income will be received and the amount is reliably measured.

Turnover includes rent and service charge income arising from the provision of housing accommodation and the amortisation of Housing Association Grant.

2.3 Government and other grants

Social housing grant (SHG) or Housing Association Grant (HAG) is receivable from the Northern Ireland Housing Executive (NIHE) and is recognised in income over the useful life of the housing property structure under the accruals model. SHG/HAG due is included as a current asset. SHG/HAG received in advance is included as a liability.

SHG/HAG 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.

SHG/HAG released on sale of a property may be repayable but is normally available to be recycled and is credited to the Disposal Proceeds Fund and included in the Statement of Financial Position within Creditors.

Notes to the financial statements (cont.)

2.4 Tangible fixed assets

Housing properties

Housing stock are properties held for the provision of social housing or to otherwise provide social benefit and are accounted for within tangible fixed assets. Housing properties are principally available for rent and are stated at cost less accumulated depreciation and any accumulated 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.

Depreciation of housing properties

The Association separately identifies the major components which comprise its housing properties, and charges depreciation, so as to write-down the cost of each component to its estimated residual value, on a straight-line basis, over its estimated useful life.

The Association depreciates the major components of its housing properties over the following estimate useful lives:

Land	-	Not depreciated
Structure/main fabric	-	Over 100 years
Roof	-	Over 70 years
Windows and doors	-	Over 25 - 30 years
Primary heating unit	-	Over 15 years
Kitchen	-	Over 17 - 20 years
Bathroom	-	Over 20 - 25 years
Mechanical systems	-	Over 35 years
Electrics	-	Over 30 - 35 years
Lifts	-	Over 30 - 35 years
Furniture and equipment	-	Over 10 years

Depreciation of other tangible fixed assets

For other tangible fixed assets, depreciation is charged on a straight-line basis over the expected useful lives of the assets to write off the cost, less estimated residual values using the following rates:

Leasehold building	-	2%
Office furniture and equipment	-	20%

Notes to the financial statements (cont.)

2.5 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.

2.6 Properties held for sale

Properties held for sale are valued at net realisable value.

2.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand and in bank with maturities of one month or less.

2.8 Current asset investments

Current asset investments are investments in short-term deposits with an original maturity between one and twelve months.

2.9 Employee benefits – Defined Contribution Pension

The Association operates a defined contribution scheme for eligible employees. A defined contribution plan is a pension plan under which the Association pays fixed contributions into a separate entity. Once the contributions have been paid the Association has no further payment obligations.

The contributions are recognised as an expense when they are due. Amounts not paid are included as accruals in the Statement of Financial Position. The assets of the plan are held separately from the Association in independently administered funds.

2.10 Tenants' Services Fund

For certain schemes the Association is required to charge to the tenants an additional amount to fund the cost of common facilities. Annual surpluses or deficits are transferred to the Tenants' Services Fund to equalise the financial position over the lifetime of the scheme.

2.11 Disposal Proceeds Fund

The net surpluses, after loan repayments, that arise from the sale of property to tenants under the voluntary purchase grant arrangements, instituted by the Department for Communities, can be utilised by the Association. If the surpluses are not used within two years of their receipt they may be payable in part or in full to the Department for Communities.

Notes to the financial statements (cont.)

2.12 Income tax

The Association is accepted as a charity by the HMRC. Income and capital gains of the Association are generally exempt from tax if applied for charitable purposes.

2.13 Value Added Tax

The Association is not registered for VAT. All of its income, including rental receipts, is exempt for VAT purposes.

2.14 Financial instruments

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

2.15 Judgements in applying accounting policies and key sources of estimation uncertainty

No judgments have been made in the process of applying the above accounting policies (apart from those involving estimates). There were no key assumptions made concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

2.16 Going concern

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

3. Turnover, Operating costs and operating surplus

	2025		2024	
	Operating Turnover	Operating Costs	Operating Surplus/ (deficit)	Operating Surplus/ (deficit)
	£	£	£	£
Social Housing Activities (Note 4)	4,797,701	(4,764,426)	33,275	(217,259)
Non-Social Housing Activities (Note 5)	17,661	(13,381)	4,280	6,906
	<u>4,815,362</u>	<u>(4,777,807)</u>	<u>37,555</u>	<u>(210,353)</u>

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

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

	2025								
	General Elderly £	Sheltered £	Supporting People Restricted Funding – Sheltered £	Supported Sheltered £	Supporting People Restricted Funding – Supported Sheltered £	Care Home £	Sheltered Tenants’ Services £	Social Housing Total £	Total 2024 £
Operating Income									
Rent and rates receivable	54,824	429,647	-	2,236,531	-	1,701,497	-	4,422,499	4,317,652
Service Charges Receivable	1,760	-	-	-	-	-	113,673	115,433	106,896
Supporting People income	-	-	21,376	513,037	161,948	98,443	39,161	833,965	757,773
Income from SHG/HAG	6,490	44,239	-	60,137	-	84,914	-	195,780	196,847
Income from Other Grants	-	-	-	-	-	-	-	-	-
Other Social Housing income	-	-	-	16,330	-	14,325	14,234	44,889	18,160
Less: Voids	-	(20,946)	-	(736,001)	-	(50,764)	(7,154)	(814,865)	(963,782)
Total Social Housing Income	63,074	452,940	21,376	2,090,034	161,948	1,848,415	159,914	4,797,701	4,433,546
Operating Costs									
Service Costs	3,710	328	-	545,478	-	-	95,694	645,210	670,851
Supporting People costs	-	-	55,576	392,294	392,294	-	70,181	910,345	903,554
Care Costs	-	-	-	-	-	1,538,460	-	1,538,460	1,436,503
Management costs	11,166	92,942	-	345,480	-	135,102	-	584,690	601,421
Maintenance Administration costs	5,612	47,622	-	83,785	-	137,029	-	274,048	269,117
Planned & Cyclical Maintenance	3,798	80,408	-	185,474	-	31,139	-	300,819	312,108
Reactive Maintenance	3,474	51,451	-	102,872	-	34,863	-	192,660	152,494
Depreciation of Housing Properties	9,093	81,756	-	112,570	-	100,708	-	304,127	300,983
Depreciation of furniture and equipment	205	2,190	-	5,607	-	2,746	759	11,507	11,600
Component replacements	-	-	-	2,379	-	2,173	-	4,552	5,799
Transfer to/(from) Tenants’ Services Fund	(1,879)	20,412	(13,805)	-	-	-	(6,720)	(1,992)	(13,625)
Total Social Housing Expenditure	35,179	377,109	41,771	1,775,939	392,294	1,982,219	159,914	4,764,426	4,650,805
Operating surplus/(deficit) on social housing	27,895	75,831	(20,395)	314,095	(230,346)	(133,805)	-	33,275	(217,259)

4. Turnover, operating costs and operating surplus/(deficit) from social housing activities (cont'd)

DfC Allowances	2025	2024
	£	£
Management allowances	3,564	3,564
Management costs	(11,166)	(11,004)
Deficit	<u>(7,602)</u>	<u>(7,440)</u>
Maintenance allowances	4,176	4,176
Planned and cyclical maintenance	(3,798)	(4,972)
Reactive maintenance	(3,474)	(2,672)
Deficit	<u>(3,096)</u>	<u>(3,468)</u>

Technical & Non Technical Income

	2025	2024
	£	£
Technical	2,041,183	2,180,454
Non-Technical	2,515,849	2,038,085
Total	<u>4,557,032</u>	<u>4,218,539</u>

5. Turnover, operating costs and operating surplus/(deficit) from non-social housing activities

	2025	2024
	£	£
Operating Income		
Development	7,921	7,664
Management Services	-	-
Other income	8,940	6,983
Legacy donation received	800	6,211
Total Non-Social Housing Income	<u>17,661</u>	<u>20,858</u>
Operating Costs		
Development Costs	7,921	7,664
Management Services Costs	-	-
Other Costs	5,460	6,288
Total Non-Social Housing Expenditure	<u>13,381</u>	<u>13,952</u>
Operating surplus on non-social housing	<u>4,280</u>	<u>6,906</u>

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

6. Surplus on ordinary activities

Surplus on ordinary activities is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation – owned tangible fixed assets	315,809	312,758
Amortisation of grant / Release of capital grant	(195,780)	(196,847)
Auditor’s remuneration		
- External audit of these financial statements	13,500	8,950
- Internal audit	3,600	3,400
- Non-audit services	-	-

7. Net interest and investment income

	2025	2024
	£	£
Investment income	-	-
Bank overdrafts	-	-
Bank loans	-	-
On housing property loans	-	-
Bank interest received	55,553	43,660
	<u>55,553</u>	<u>43,660</u>

8. Employee information

Average monthly number of employees during the financial year expressed as full-time equivalents is as follows:

	2025	2024
	No.	No.
Administration	14	12
Housing & Support	82	83
Care	46	46
	<u>142</u>	<u>141</u>

Staff costs

	2025	2024
	£	£
Wages and salaries	2,171,557	2,220,113
Social security costs	155,953	157,645
Pension costs	57,244	60,810
Agency costs	479,692	343,949
	<u>2,864,446</u>	<u>2,782,517</u>

Included within wages and salaries is a total expense of termination costs of £8,000 (2024: £30,000) and redundancy costs of £9,591 (2024: £1,408).

The aggregate remuneration, including benefits in kind and pension contributions, of key management personnel of the Association, as defined under FRS 102, during the year was:

	2025	2024
	£	£
Aggregate remuneration	287,058	351,335
	<u>287,058</u>	<u>351,335</u>

Emoluments payable to the highest paid employee (excluding pension contributions but including benefits in kind)

66,387	<u>46,325</u>
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The number of management personnel to whom emoluments (including salary and benefits in kind) were paid during the year falls within each of the following bands:

Salary band:	2025	2024
	£	£
60,000 – 65,000	-	-
65,000 – 70,000	-	-
70,000 – 75,000	1	-
	<u>1</u>	<u>-</u>

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

9. Board of Management remuneration

There was no remuneration paid to the Board members of the Association (2024: £Nil).
 No board members were paid out of pocket expenses (2024: £Nil).

10. Tangible fixed assets – Housing properties

	Housing properties held for letting £
Cost or valuation	
At 1 April 2024	21,697,712
Additions	106,215
Disposals	(8,640)
At 31 March 2025	<u>21,795,287</u>
Depreciation and impairment	
At 1 April 2024	6,755,405
Charge for the year	307,495
Eliminated on disposal	(8,640)
At 31 March 2025	<u>7,054,260</u>
Net book value	
At 31 March 2025	<u>14,741,027</u>
At 31 March 2024	<u>14,942,307</u>

11. Housing Stock

Number of units owned and managed at year end

Self-Contained	2025 Properties	2024 Properties
General Needs Housing	9	9
Supported Housing	-	-
Sheltered Housing	96	96
Shared Ownership/ Affordable Housing	-	-
	<u>105</u>	<u>105</u>
Non Self-Contained	2025 Bedspaces	2024 Bedspaces
Care Home	39	39
Supported Sheltered Housing	156	156
Sheltered Housing	-	-
	<u>195</u>	<u>195</u>
Total Units Owned and Managed at year end	<u>300</u>	<u>300</u>

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

Number of units managed (but not owned) at year end

Self-Contained	2025	2024
	Properties	Properties
General Needs Housing	-	-
Supported Housing	-	-
Sheltered Housing	-	-
	<u>-</u>	<u>-</u>
Non Self-Contained	2025	2024
	Bedspaces	Bedspaces
General Needs Housing	-	-
Supported Sheltered Housing	7	7
Sheltered Housing	-	-
	<u>7</u>	<u>7</u>
Total Units Managed at year end	<u><u>7</u></u>	<u><u>7</u></u>

12. Other tangible fixed assets

	Office premises	Furniture and fittings	Office equipment	Total
	£	£	£	£
Cost or valuation				
At 1 April 2024	248,352	291,026	191,008	730,386
Additions	-	-	1,087	1,087
Disposals	-	-	-	-
At 31 March 2025	<u>248,352</u>	<u>291,026</u>	<u>192,095</u>	<u>731,473</u>
Depreciation				
At 1 April 2024	128,989	291,026	178,535	598,550
Charge for the year	4,880	-	3,434	8,314
Eliminated on disposal	-	-	-	-
At 31 March 2025	<u>133,869</u>	<u>291,026</u>	<u>181,969</u>	<u>606,864</u>
Net book value				
At 31 March 2025	<u>114,483</u>	<u>-</u>	<u>10,126</u>	<u>124,609</u>
At 31 March 2024	<u>119,363</u>	<u>-</u>	<u>12,473</u>	<u>131,836</u>

Abbeyfield & Wesley Housing Association Ltd
Year Ended 31 March 2025

13. Investments

	2025	2024
	£	£
Valuation		
At 1 April 2024	305,936	286,155
Additions	-	-
Disposals	-	-
Fair value adjustment	(7,492)	19,781
At 31 March 2025	<u>298,444</u>	<u>305,936</u>
Net book value		
At beginning of year	<u>305,936</u>	<u>286,155</u>
At end of year	<u>298,444</u>	<u>305,936</u>

14. Properties held for resale

	2025	2024
	£	£
Properties held for resale	<u>380,000</u>	<u>380,000</u>
	<u>380,000</u>	<u>380,000</u>

Properties held for resale are valued at net realisable value.

15. Debtors

	2025	2024
	£	£
Gross rental debtors - Technical	59,085	19,319
Gross rental debtors - Non-Technical	44,033	(18,474)
Provision for bad debt	(8,474)	(9,941)
Net rental debtors	<u>94,644</u>	<u>(9,096)</u>
Housing Association Grant receivable	-	-
Prepayments and accrued income	51,452	45,647
Other debtors	31,103	28,324
	<u>177,199</u>	<u>64,875</u>

16. Creditors

Amounts falling due within 1 year

	2025	2024
	£	£
Housing Association Grant	195,780	196,847
Accruals and deferred income	204,830	124,099
Rent and service charges received in advance	74,753	-
Tenants' Services Fund	26,944	28,936
Other creditors	152,807	90,294
	<u>655,114</u>	<u>440,176</u>

Amounts falling due after more than 1 year

	2025	2024
	£	£
Housing Association Grant	10,044,685	10,234,949
	<u>10,044,685</u>	<u>10,234,949</u>

17. Deferred grant

	2025	2024
	£	£
At 1 April 2024	10,431,796	10,624,687
Grant received in the year	4,449	3,956
Released to income in the year	(195,780)	(196,847)
Eliminated on component disposals	-	-
Eliminated on housing unit disposals	-	-
At 31 March 2025	<u>10,240,465</u>	<u>10,431,796</u>

Deferred grant is Housing Association Grant (HAG) originally received less accumulated amortisation. This was received to fund all Schemes the Association own.

18. Capital commitments

At 31 March 2025 the Association had capital commitments as follows:

	2025	2024
	£	£
Contracted for but not provided in the financial statements	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

19. Contingent Liabilities

The Association released Housing Association Grant during the year in relation to building components replaced. The possibility of reimbursement to the Department for Communities is considered to be unlikely as the housing properties are expected to continue to be made available for social housing for the foreseeable future.

20. Pension commitments – Defined Contribution Pension

The Association operates a defined contribution pension scheme. The assets of the scheme are held separately from the Association in an independently administered fund. The Association paid contributions during the year amounting to £57,244 (2024: £60,810). Contributions outstanding at 31 March 2025 amounted to £10,342 (2024: £9,990).

21. Share capital

Ordinary shares of £1 each fully paid:

	2025	2024
	£	£
At 1 April 2024	8	8
Issued in the year	-	-
Transferred to capital reserve	-	-
At 31 March 2025	<u>8</u>	<u>8</u>

22. Capital reserves

	2025	2024
	£	£
At 1 April 2024	42	42
Transferred to / from revenue reserves	-	-
At 31 March 2025	<u>42</u>	<u>42</u>

23. Related Parties

During the year the Association had no transactions with related parties.