

Financial Annual Report

Year Ended 31 March 2025

Through our **passion** for housing, more
people have a **safe** place to call **home**



Your Housing Group Limited

Annual Report and Consolidated Financial Statements

Year ended 31 March 2025

Co-operative and Community Benefit Society Registration Number: 30666R
Regulator of Social Housing Registration Number: L4203

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Contents

Board and Senior Officers 3

Key achievements in the year 4

Chair and Chief Executive’s - Introduction 6

Strategic Report - Our strategy and performance 9

Strategic Report – Summary Financial Results 23

Strategic Report – Debt Structure and Monitoring..... 25

Strategic Report – Value for Money 27

Strategic Report – Risks and Uncertainties 31

Report of the Board – Governance 34

Report of the Board – Statement of Internal Control 46

Report of the Board - Going Concern 48

Report of the Board - Statement of the Responsibilities of the Board for the Report and
Financial Statements 49

Independent auditor's report to the members of Your Housing Group Limited 50

Group Statement of Comprehensive Income 54

Association Statement of Comprehensive Income 55

Statement of Financial Position – Group and Association 56

Group Statement of Changes in Reserves..... 57

Association Statement of Changes in Reserves 58

Group Statement of Cash Flows..... 59

Notes to the financial statements..... 60

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Board and Senior Officers

Non – Executive Directors

Michael Gaskell (Chair)	Chair	
Bev Messinger	Vice Chair	
Alison Cambage		Retired 31 May 2024
Stuart Coe		
Matthew Cooper		Appointed 1 June 2024
Chris MacKenzie-Grieve		
Darrell Mercer		Resigned 31 December 2024
Bhupendra Mistry		
Brenda Smith		Retired 31 August 2024
Lee Sugden		Appointed 1 June 2024
Elizabeth Harrison		
Beata Luczak		

Executive Management

Jacque Allen	Chief Executive Officer	
Lorraine Donnelly	Executive Director of Asset and Growth	Appointed 1 December 2024
Darren Halliwell	Chief Information Officer	Resigned 30 June 2024
Kal Kay	Chief Financial Officer	Resigned 31 March 2025
Andy Oldale	Interim Chief Financial Officer	Appointed 21 May 2025
Paula Marshall	Executive Director of Housing and Customer Service	Appointed 1 April 2024
Clare Oakley	Executive Director of Corporate Services	
Ian Thomson	Chief Property Officer	Appointed 1 July 2024 / Resigned 31 December 2024

Secretary and Registered Office

Clare Oakley
130 Birchwood Boulevard
Warrington
WA3 7QH

External Auditors

BDO LLP
Eden Building
Irwell Street
Salford
M3 5EN

Internal Auditors

PwC
No 1 Spinningfields
1 Hardman Square
Manchester
M3 3EB

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Key achievements in the year

As we move forward with our plan to deliver our vision, we are proud that we have continued to consistently deliver against our priorities and make improvements for the benefit of our customers' and communities. Below are some key achievements we are proud of in the year.

- **Obtained a G1 rating from the Regulator**
We were delighted this year when the Regulator recognised all the improvements to our governance by assessing us as G1, the highest rating.
- **Continued to improve our customer services**
This year we reported our first Tenant Satisfaction Measures (TSMs), against the new standard measures for all social housing landlords required by the Regulator. Of the 12 tenant perception measures, 10 showed improvements over the previous years and overall customer satisfaction increased by 1% to 75%.
- **Delivered 400 new homes**
In line with our strategy to provide more affordable homes, we completed 400 new homes in FY25, delivering on our commitment to our Homes England and playing our part in helping to solve the housing crisis.
- **Strengthened our Executive Team**
This year we strengthened our Executive and senior leadership team, ensuring we have the right leadership to deliver our plan.
- **Invested over £12M in building safety**
We continued with the delivery of our building safety programme, investing over £12m in works across our estate, including the completion of a £4.1m project at Princess Court in Manchester.
- **Invested over £13M in existing customers' homes**
During the year we invested a further £13m in improving existing customers' homes. This continues our commitment to ensure our homes are safe, warm and dry, and meet decent homes standards. This brings the total reinvested in our assets over the last three years to £80m.
- **Highest Level of Accreditation for our Foyers**
For the fourth year in a row, all four of our Foyers, achieved top grades of Operationally Strong and Strategically Strong in the Foyer Federation annual review. Our foyers

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Key achievements in the year – continued

provide a caring home, a holistic development plan and a nurturing and respectful community for young people who were at the risk of homelessness.

- **Achieved TPAS Accreditation for our Customer Engagement work**

This year we again obtained the TPAS accreditation for our customer involvement arrangements. This independent, evidence-based assessment against the TPAS National Engagement Standards, demonstrates our commitment to customer involvement to drive improvement.

- **Obtained £100m of new funding**

In November we executed a new private placement, providing £100m of additional funding for the next 30 years and bolstering our liquidity position.

- **Increased Employee Engagement**

In our latest Colleague Survey, conducted in Autumn 2024, we saw employee engagement increase by a further two points to 79%. We also saw significant increases in colleagues understanding and aligning to our purpose.

- **Divested of interest in Arrowe Park Keyworker site**

In line with the objectives of our Portfolio Strategy, in March we disposed of our interest in the key worker site at Arrowe Park on the Wirral as it was no longer core to our operations.

- **Acquired 112 existing homes in Partington**

In February, we acquired 112 existing general needs homes in Partington, Manchester, from London & Quadrant Housing. We already have a large footprint of homes in the area, with strong local partnerships, and this acquisition further strengthens our presence in this area.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Chair and Chief Executives Introduction

It's been a really exciting and progressive year at Your Housing Group. At the beginning of the year we launched our new Corporate Plan, The YHG Plan. Building on our values, The YHG Plan sets out how we will achieve our vision that ***"Through our passion for housing more people will have a safe place to call home"***.

Our vision outlines who we are, what we do, and what we always strive to achieve. We know that now, more than ever, having a safe place to call home is vital for people to live well, and that is about more than just bricks and mortar. Being safe is about having a home in a safe environment, where you feel supported and connected to your community, and can have a stable foundation to grow and thrive.

Safety remains a priority at Your Housing Group and this year we have continued with our extensive building safety programme ensuring our customers are safe in their homes. We spent over £12m on fire and building safety, undertaking extensive works on some of our larger schemes. We have also continued with our specialist damp and mould service and despite increased demand, our emergency repairs service responded to 99% of customers within 24 hours. We have also been working hard to improve our responsive repairs service ensuring that we are responding and fixing more repairs within the required timescales. We know we have further improvements to make, but it was pleasing that over 81% of our customers said they felt safe in their homes and 75% felt their homes were well maintained.

This year we also finished the full cycle of our five yearly stock condition survey process, meaning that we have completed a physical stock condition survey on 100% of our homes within the past 5 years. This will be a continuous rolling programme ensuring that our data is constantly refreshed and updated. Having our surveyors visit properties and provide up to date data is important to us as it helps us to pick up and address any hazards or issues quickly, whilst also providing insight for our home improvements programme, ensuring we are investing in the right areas at the right time. This year, through our investment programme, we spent over £4m replacing bathrooms, kitchens, heating systems, and windows and doors in our customers' homes.

2024/2025 also saw us embark on our new Portfolio Strategy, which is all about us reshaping our portfolio to focus our resources on our core tenures and geographies. We have begun exiting from some of our keyworker schemes, whilst growing our general needs housing through the acquisition of stock in Partington. Partington is an area where we have an established a strong presence and good relationships with local partners, so it makes sense for us to expand further.

We have also continued to grow through the development of new housing and as a strategic partner of Homes England. This year we delivered 400 new homes. At the end of the year, we were on site with a further 599 homes, continuing our commitment to contribute to meeting housing need.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Chair and Chief Executives Introduction - continued

Beyond bricks and mortar, we have been continuing to deliver even more services which meet our customers' diverse needs and support them to live well in their homes. This year we have increased resources within our customer-facing housing teams, including additional and specialist support for survivors of domestic abuse. We are also working towards our Resolve Antisocial Behaviour accreditation, which will demonstrate our good practice in managing antisocial behaviour and helping people to feel safe in their homes and communities.

Our customers are the focus of everything we do, and we strive to listen to their voices and perspectives and incorporate them into our decision making. This year we established a Culture Group with our customers, a forum attended by our CEO and Chair of the Board, where we can hear whether the progress, we have made improving our culture is having an impact on the services they receive. We have also established an Equality, Diversity and Inclusion Group where customers help us to improve our approach to inclusion across all our service areas. We were delighted that our approach to customer engagement was again recognised this year when we received our reaccreditation from TPAS, for the fourth year.

Passionate people, and investing in our people, are key to the delivery of our plan. Our People Strategy, which was refreshed during the year, continues to ensure we have the right people, with the right skills, experience and behaviours in place to deliver on our ambitious plans. Following on from our focus on culture and behaviours in previous years, this year we launched our new learning and development programme, investing in our colleague's development and supporting their ambitions. We recruited new apprenticeships within our repairs and maintenance service and offered modern apprenticeships to existing colleagues who wanted to further develop their skills and obtain professional qualifications, particularly in housing. Our independent colleague survey this year showed an increase in overall engagement, and more colleagues than ever understand and feel affinity with our purpose and vision.

This year we welcomed two new Board members to the Board as part of our planned succession plan. Both have sector experience and bring skills to help us oversee the delivery of our new plan.

We also continued our positive engagement with the Regulator of Social Housing and were delighted in November 2024 when the Regulator upgraded their assessment of our governance to the highest rating, G1.

In November 2024, we also executed a £100m private placement, completing the latest step in our Treasury Strategy securing funds for the further delivery of our plan.

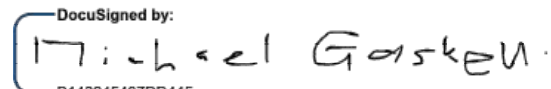
Finally, The YHG Plan recognises that we have a wider role to play. We want to use our voice to advocate for the sector and our customers. We also know that by coming together with others within the sector and beyond, we can work together to tackle problems and deliver real changes to peoples' lives. In January 2025 we held our first stakeholder event at our offices in Warrington.

We were joined by local authorities, police, community groups, funders, Homes England and the regulator, to continue the conversation about the challenges, and importantly solutions, in tackling social inequality. It was a really positive event and one we want to repeat on a regular basis.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Chair and Chief Executives Introduction - continued

We know there are many challenges across social housing, and our society in general. But we believe with our new plan, a great team of colleagues and a strong board and leadership team; and working closely with our partners, we are in a strong position to deliver our vision, meaning that **more people will have a safe place to call home.**

DocuSigned by:

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Michael Gaskell
Chair

Signed by:

3206363582DB45D...
Jacque Allen
Group Chief Executive

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – Our strategy and performance

Who Are We?

Your Housing Group (the “Group” or “YHG”) is one of the largest providers of affordable housing in the UK, owning or managing over 29,000 homes across the North West, Yorkshire and the Midlands.

The Group provides:

- Affordable homes to rent
- Hostels and Foyer accredited schemes, which support vulnerable people
- Specialist retirement solutions for older people
- Homes for sale, both outright and through shared ownership
- Community regeneration schemes, creating sustainable neighbourhoods
- Private Rent Sector (PRS) lettings

Our Business Strategy

This year we have launched our new corporate plan, the YHG plan, which articulates how we will achieve our vision that:

“Through our passion for housing more people have a safe place to call home”

Our vision reflects who we are and what we do. We care about ensuring that everyone can access a safe comfortable, and affordable home, and understand the differences that can mean to someone’s life.

There is currently a shortage of quality, affordable housing in the UK, and having a safe home is fundamental for good health and wellbeing. Good housing allows space for people to grow and for communities to flourish.

More than ever, having a safe place to call home is vital and that it’s about more than bricks and mortar. Being safe is about having a home in a safe environment, where you feel supported and connected to your community, and can have a stable foundation to grow and thrive. These are the building blocks of our strategy and together with our fantastic team of people is what we will seek to deliver over the next three years.



YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report - continued

The following pages describe how we are delivering against our plan.

HOW OUR STRATEGY DELIVERS VALUE FOR MONEY

Having our clearly articulated corporate strategy means that we are clear where we are focusing our finite resources. If decisions need to be made about the allocation or use of resources, we are guided by the prioritisation provided by the Board. This means there is a clear direction, and resources are used to deliver the strategy.

At a delivery level each of the underpinning strategies is clear how its operation will deliver Value for Money (VFM), either from greater efficiency, better effectiveness or optimising economy.

The Board has set targets for the delivery of the strategic objectives and monitors performance against these targets as part of its balanced scorecard. Where performance is not on target the Board is able to understand the reason for this, challenge management and approve improvement plans.

The Board has developed a Financial Plan, which together with the Corporate Strategy, makes up the Business Plan. In developing the plan, the Board has allocated financial resources in accordance with the agreed priorities. It has also included efficiency targets looking to reduce overall spend on corporate overheads over the life of the plan. We will do this by using data and technology to drive efficiency. This will allow us to direct more resources to the frontline, help services be delivered more effectively and ensure we are delivering on our objectives of keeping everyone safe and being a great landlord.

Through our Portfolio Strategy, we shape our portfolio, seeking to exit services and tenures that are no longer core to our business so we can focus more resources on our core activity. We take a considered approach to our development and growth and have clarity that investing in delivering new affordable homes needs to be balanced against our obligations to invest in existing assets and deliver better services to our customers.

More information on our performance against the Regulator's Value for Money metrics can be found on page 27.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report - continued

PASSIONATE PEOPLE

We have a team of talented employees who understand housing, care about our customers and live our values every day.



Over the last 12 months we have continued to deliver the People Strategy at YHG. The strategy was designed to ensure we have a high performing, engaged workforce, with the right skills, experience and behaviours to deliver our corporate strategy.

Our corporate values remain central to YHG's people strategy, shaping an inclusive and engaging workplace culture. For the second consecutive year, colleague engagement has improved, with survey scores rising from 77% to 79%. Five out of the six key themes within the colleague survey all improved, reflecting our continued investment in employee engagement and experience.

In a challenging job market, and with skill shortages impacting the housing sector, we remain committed to strengthening our employer brand. By fostering a diverse and supportive workplace, we aim to attract and retain top talent while expanding opportunities for professional growth.

Over the past year, we have enhanced our Learning & Development (L&D) offerings through a structured training framework, featuring “Your Learning” mandatory role-based training, “Your Choice” e-learning for soft skills, and “Your Development” for career development programs. A new L&D catalogue and online hub have made training more accessible, complemented by initiatives like Learning at Work Week 2024, which featured engaging workshops and inspiring guest speakers focused on resilience, mental health, and neurodiversity.



YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report - continued

Our leadership development strategy has evolved with the introduction of a tiered framework, "Aspire" for aspiring leaders to "Engage" and "Evolve" senior leadership preparation. The Aspire programs achieved ILM Assurance which underscores our commitment to high-quality leadership training.



Our first cohort of 24 colleagues started on the "Aspire" programme in November 2024 and are scheduled to complete the course in April 2025. We look forward to hearing more about their progress and development journey over the coming months.

Additionally, we have expanded our apprenticeship program, now supporting over 20 apprentices across various business areas along with existing colleagues undertaking a range of apprenticeships as part of the Professionalisation agenda.

Inclusivity remains a key priority. We have removed barriers in recruitment, such as providing interview questions in advance to support candidates with disabilities.

Our new Accessibility Passport ensures ongoing workplace support, reinforcing our commitment to an environment where all colleagues can thrive. Through these initiatives, we continue to strengthen YHG as a place where people feel valued, supported, and empowered to grow.

SAFE BUILDINGS

We provide safe buildings that are decent warm and well maintained.

Building Safety

During FY25 we have continued to maintain high levels of compliance with our statutory landlord obligations.

Fire safety remained a priority area, with over £13 million invested in enhancing building safety. 1,184 actions were completed during the year, primarily addressing issues identified through our programme of Fire Risk Assessments (FRAs), with a strong focus on compartmentation and fire-stopping. We achieved 100% compliance on the provision of FRAs, completing 417 assessments throughout the year.

A major project delivered in FY25 included the full replacement of external cladding to Princess Court in Manchester, one of our high-rise buildings. This project also delivered other building safety enhancements including the installation of fire dampers, compartmentation works, and additional asset investment works such as new windows and replacement heating.

We continue to work closely with our customers to ensure they are safe in their homes. In February we issued our annual fire safety information pack with customers reminded of the emergency evacuation plan for their home, and we once again confirmed with them their understanding of the plan. We also ensure that customers who may require assistance in an emergency receive a Person-Centred Fire Risk Assessment (PCFRA) with tailored interventions where needed. Alongside this we also shared other key messages on fire door safety, reporting of fire door issues, and the safe use of e-scooters and e-bikes.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – continued

This information is provided annually (or upon new tenancy), in line with the requirements of the Fire Safety Regulations.

We actively monitor and respond to changes in guidance and legislation, including updates to the Fire Safety Order and the Building Safety Act. In FY25 we received formal approval of the Mandatory Occurrence Reporting (MOR) Policy, a legal requirement under the Building Safety Act for high-rise buildings. We also continued the delivery of our fire door inspection programme across all buildings over 11m in height and appointed a competent contractor to carry out required remedial works.

Further work included the completion of wayfinding signage, installed throughout our high-rise buildings and the commissioning of a specialist emergency evacuation system in one of our high-rise buildings. This system enhances the ability of the Fire Service to evacuate a building efficiently in an emergency.

Customer engagement remains central to our approach. We held two high-rise forums during FY25, which provided an opportunity to meet and engage directly with customers who live in our high-rise buildings. This allows us to work with customers to discuss fire and building safety in their homes and to listen to their feedback. The September 2024 forum focused on the findings of the Grenfell Inquiry (Phase 2). Feedback from this key engagement activity has highlighted that customers have expressed interest in more locally based engagement, and we are exploring options for FY26 to deliver the forum “on the road” at one of the high-rise buildings.

We continue to deliver our programme of site safety walks, and repair days, across all high-rise buildings including Building Safety drop-in sessions to allow customers to talk directly to a member of the building safety team.

Our Customer Safety Concern reporting facility, launched in 2022, continues to provide customers with a direct route to raise safety concerns with us. This feeds into our MOR approach, which requires the recording and reporting of significant safety events, such as large fires or structural issues.

Finally, we remain committed to the continued support and development of our colleagues to ensure they have the best skills, knowledge and behaviours. We have in FY25 invested in their development with specialist courses in subjects such as Building Safety Management, Fire Safety and Asset Compliance Management.

Decent Homes

We have continued to invest in our existing customers’ homes', with £30m spent on improvements such as new kitchens, bathrooms, windows, doors, roofing, central heating and communal area upgrades. We have felt the impact of increasing labour and material market costs, leading to significantly higher contractor rates compared to budget, we did however successfully replace 2,175 core components within customers’ homes and maintained 100% compliance with the Decent Home Standard.

Major improvement works were progressed at our estate at Partington with new roofing works completed on 87 homes. The Asset Investment Team finished the year strongly with a 92% Customer Satisfaction rating demonstrating very strong customer liaison during a busy couple of months toward the end of the financial year.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – continued

We know that holding good quality data about our properties means that we can better target our investment, driving value for money and ensuring decent homes for our customers. We employ our own team of stock condition surveyors so that we can deliver this essential service in-house rather than relying on external companies, improving the value we receive. We have been prioritising stock condition surveys, working to a target of 100% of our homes having survey data no older than five years and at April 2025 this figure is 92% (compared with 78% in April 2024 and 66% in April 2023).

Energy Efficiency

In keeping with our Sustainability Strategy, we are focusing on energy efficiency and decarbonisation, aiming to achieve EPC C or above for all homes by 2030, with funding from the Social Housing Decarbonisation Fund (SHDF) and The Energy Company Obligation (ECO4) playing a key role.

We have now completed two rounds of SHDF grant funded activity which has seen 254 homes retrofitted with energy efficiency measures such as solar PV, solid and cavity wall insulation, loft insulation, and upgraded heating systems, and a further 1,800 properties have received energy efficiency improvements across ECO3/ECO4 resulting in a minimum EPC rating of C.

We have been successful in securing a grant award of £7.4m through the Social Housing Fund: Warm Homes Scheme in consortia with Liverpool City Region Combined Authority, which will see 3,966 homes retrofitted with energy efficiency upgrades by FY27/28.

Throughout the year, we have continued to reconcile and improve our asset energy efficiency data, further strengthening our ability to improve the efficiency and thermal performance of our homes. In our most recent SHIFT Environmental assessment, we were re-awarded silver grade, which demonstrates our commitment to corporate sustainability and energy efficiency throughout our homes and developments.

Following on from our adoption of the SRS (Sustainability Reporting Standard for Social Housing) in early 2024, we have published a second annual YHG ESG report using the framework. With energy efficiency, and building safety being high priority themes, we have been able to demonstrate our compliance and performance with legislation and our commitment to providing safe and efficient homes for our customers.

We have completed the development of 400 new homes this year of which all 400 achieved an EPC of B or higher, and 102 were fitted with air source heat pumps.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – continued

SAFE ENVIRONMENT

We create safe environments to live in.

To support our customers with some of the challenges they may be encountering, we are committed to ensuring that we use our resources and relationships with external stakeholders to ensure they live within safe environments and receive secure and connected services aligned to our corporate plan objectives.

Responsive ASB Service

We are committed to providing a proactive, preventative approach to tackle Anti-Social Behaviour (ASB), hate incidents and crime in our communities. Our Anti-Social Behaviour (ASB) Team is directly responsible for the initial triage and case management of ASB across the group and last year supported 4,391 customers. In the last year, performance has improved across the following areas:

- Resolutions / outcomes achieved for customers
- Overall customer satisfaction
- Increase in cases closed

YHG have also been awarded The Resolve Standard accreditation demonstrating our excellence and commitment in ensuring customers feel safe in their homes and communities.

Domestic Abuse (DA)

In the past year we supported 277 survivors of Domestic Abuse. To further enhance our commitment and support to survivors of Domestic Abuse YHG has streamlined our previous offer and now have two specialist Domestic Abuse Co-ordinators. Over the next 12 months we will be working with Domestic Abuse Housing Alliance (DAHA) to achieve an accreditation demonstrating our commitment in delivering safe and effective responses to domestic abuse and support for victims.

Improved Customer Satisfaction Relating to the environment

We saw an increase in overall Customer Satisfaction of 74% in FY24, and a further increase to 75% in FY25. We have also seen an increase in customer satisfaction on our “Contribution to the neighbourhood” with a 1.7% decrease to 73.9% and satisfaction “with the neighbourhood as a place to live” down 1.4% (86.8 FY24 to 85.4% in FY25).

SECURE & CONNECT

We offer a place where customers can live well and feel secure and connected to both their community and YHG

We are first and foremost a social landlord and we want to provide homes which are decent and services which reflects the needs of our customers and which they value. We continue to build relationships with our customers and understand how the current cost of living pressures and the cuts to public services crisis are impacting upon them.

Core Customer Offer

Our customer contact centre, Your Response, has taken 100,168 calls from customers, providing a holistic service to our customers. Your Response has also addressed a previous recruitment and retention issue which has helped significantly reduce waiting times. Our Customer Scrutiny Panel has also carried out a review of this service, which resulted in assurance being provided to Customer

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report - continued

Services Committee, with several recommendations for improvement being presented to provide further enhancement to the service Your Response provide.

We continue to offer a range of ways for customers to contact us, including our Your Home Hub app where customers can report repairs and make appointments for repairs, as well as view rent account balances and make payments.

YHG has a full suite of Customer Service Standards for the following areas:

- Allocation & Lettings
- Repairs & Maintenance
- Tenancy & Neighbourhood Management
- Anti-Social Behaviour (ASB) & Hate Crime
- Customer Feedback (including complaints)

Energy Efficiency

In keeping with our Sustainability Strategy, we are focusing on energy efficiency and decarbonisation, aiming to achieve EPC C or above for all homes by 2030, with funding from the Social Housing Decarbonisation Fund (SHDF) and The Energy Company Obligation (ECO4) playing a key role.

We have now completed two rounds of SHDF grant funded activity which has seen 254 homes retrofitted with energy efficiency measures such as solar PV, solid and cavity wall insulation, loft insulation, and upgraded heating systems, and a further 1800 properties have received energy efficiency improvements across ECO3/ECO4 resulting in a minimum EPC rating of C.

Support Services

This year, our Adaptation Service continued to assist customers to live independently and safely within their homes. Working across 34 Local Authorities (LAs) we delivered a total of 656 minor and 249 major adaptations. This continues to be a challenging area with depleting LA budgets but an increasing demand for the service. Despite this, we exceeded our Disabled Facilities Grant income target by £58k, with a total of £258k received.

Our Young Persons Services team continue to provide vital services to young people across our 4 foyers, achieving high standards and great outcomes for the young people within the service over 200 successful outcomes in the year, and we retain our Foyer Accreditation with both strategically and operationally strong scores.

We have also introduced a Vulnerability and Reasonable Adjustments Policy to help support our customers and tailor services and improve the information we hold in our systems to help us to deliver services that are appropriate to needs.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report - continued

Engagement Activities

Our customer engagement continues to thrive, and we have held several events for customers, such as our popular high-rise forum (which is done using live interpretation for our Cantonese speaking customers), and our many panels. Our Customer Connect Panel and our Customer Services Committee has approved a range of policies, reviews of services and monitored our performance throughout the year.

New engagement opportunities have been created, such as the Culture Group, which gives our formally involved customers the opportunity to engage directly with the Chief Executive and Board Chair. An Equality, Diversity and Inclusion tenant panel has also been set up.

For the second consecutive time, YHG have become accredited by TPAS for customer engagement in this year, with examples of good practise being cited.

We have also been working with involved customers on enhancing their experience of working with us and as a result, we held our first ever customer engagement awards and annual celebration to thank them for their hard work and dedication.

Our overall customer satisfaction has again increased to 75% on our tenant perception survey, which is a requirement to be able to support on the Tenant Satisfaction Measures. Other highlights from the survey include significant increases in customer satisfaction across the following areas:

- Positive contribution to neighbourhood
- ASB Handling
- Complaints Handling
- Keeps customers informed
- Listens to views and acts upon them
- Treated fairly and with respect
- Home is safe

EFFICIENT BUSINESS

We will be a more efficient business

Our plan is to use insight, data and technology to shape our business and drive efficiencies.

We regularly review insights from our customers to improve our services. These insights can come from a range of methods including surveys and complaints. This year we changed the way that we delivered our complaints service, restructuring to create a central customer resolution team. Our insight had told us customers were dissatisfied with the way we were managing complaints, that they wanted a single point of contact when they complained, and our data showed that we frequently were missing deadlines for dealing with complaints.

Creating a central team means we now have someone dedicated to help resolve a customer complaint, with specialist skills, we have greater consistency, we can more easily monitor timescales, and we have a standard approach to lessons learnt and improvements. Importantly, the customer has a single point

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report - continued

of contact, and their complaint is handled effectively. Since implementing the new team, we have seen a significant improvement in performance, with an increasing number of complaints handled within policy deadlines. Satisfaction has risen year over year since the team's implementation, reaching its current level of 43% for FY25. We expect this to continue to rise in FY26.

During the year we have continued to deliver our data strategy, developing a well governed, trusted data set to facilitate our decision making. This year we have finished the automation of our KPI production processes. This means our performance data is produced from core systems with no manual intervention. We have built several resources throughout the year, pulling together data from different sources to help us direct interventions to drive performance and keep customers safe.

We know that technology can help us to become more efficient, increasing productivity and reducing duplication and waste. This year our IT team have put integration improvements in place between our existing housing, repairs job management and job scheduling systems. This has reduced errors and duplicate jobs and allowed greater efficiency in our service.

The Board has agreed an IT modernisation and improvement programme which will simplify our core systems, so they integrate and operate effectively together. This will be a longer-term project stretching over several years, but as well as helping colleagues be more effective in the way they work it will also deliver cost savings through a reduction in the number of overall systems and complexity (licences and maintenance). The new systems will be procured during FY26 with a target for implementation beginning FY27.

VIABILITY**Remaining viable and investing our available resources towards our goals**

Our financial plan continues to strengthen against a backdrop of economic challenges faced by most organisations in our sector and beyond. We recognise the challenges being faced by our customers and this year we took the bold decision to spend more than the rental income we receive on much needed services to our customers. The aim was to ensure that our older, complex repairs were being undertaken and work to bring our empty homes up to a lettable standard was accelerated, whilst still ensuring sufficient financial headroom. Our backlog of repairs has reduced significantly from 13,263 at the end of March 2024 to 6,889 at the end of March 2025 and the number of empty homes 31 March 2024 was 367 compared to 183 at the end of March 2025.

Keeping our customers safe is always a priority, and this year the Group has continued to face significant costs in maintaining assistance guards at our extra care schemes where vulnerable customers would be unable to self-evacuate in the event of a fire. Life critical fire safety works across all our tall buildings have been prioritised, and these ongoing running costs will remain in the financial plan until the works have been completed and stay put fire strategy can be achieved.

Key processes around financial forecasting, horizon scanning, management reporting and risk reviews ensure that any early warning indicators are flagged to senior leadership and Board to allow remedial action to be taken prior to any risk to viability crystallising. In line with our risk management approach, stress testing is also a key tool that Board own and have been fully engaged with throughout this period of turbulence. This stress testing demonstrates the resilience of the financial plan in maintaining viability during periods of financial shock and is supported by a detailed mitigations tracker which documents both the operational and strategic impacts of potential remedial actions which could be taken.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – continued

There are robust controls around Golden Rules, headroom to trigger points and operating environment triggers, ensuring that the Group operates within Board's risk appetite for financial viability. The financial plan also enables delivery of the Corporate Plan and continued investment in our people, customers and assets.

Underpinning the financial plan is a treasury strategy, which is designed to ensure there is sufficient cash to deliver on our corporate objectives and that sufficient headroom above covenants is maintained for the entirety of the plan. There are a set of liquidity Golden Rules to ensure cash-flows are managed and there is sufficient security available to support all debt requirements within the financial plan.

A new 30-year £100m facility was executed in November 2024 and some of our existing facilities were extended and fixed during the year, providing sufficient liquidity to deliver under our Corporate Plan. As at 31 March 2025 the Group has £189m undrawn facilities to support business objectives going forward.

Gearing is relatively low, standing at 52.3% at 31 March 2025, with ample headroom above covenant requirements maintained across the funded entities through to peak debt in 2028/29 before it starts to reduce down. The Group balance sheet remains strong with increased debt supporting asset investment and delivery of new homes.

Maintaining our income during this unprecedented "cost of living" crisis is essential to our financial viability, and designated support for our customers has helped protect our rent recovery with our rent collection for the year standing at 100.7% (collection is higher than 100% due to collection of arrears). Despite this strong performance, the economic climate and financial pressures on our customers could potentially result in rising rent arrears and we will continue to provide support for customers to ensure that collection is protected going forward.

We regularly review the financial and operational performance of all our services and homes to make sure that we are as efficient and effective as possible, while delivering good value for money to our customers. When homes become empty, we look at options for selling or transferring them to another landlord where this makes economic sense. The Board has also started to consider the financial and operational performance of elements of the portfolio and set a clear direction of travel for simplification. Work is ongoing to explore divestment options of properties which meet the criteria as set out by the Board.

ADVOCATING AND WORKING IN PARTNERSHIP

We will advocate for our customers and the sector, and will work in partnership with others

As a large provider of social housing across many regions we understand our responsibilities toward sense of place and sense of wider state, and we have therefore been very active over the past 12 months with a clear focus of partnership working synergising with YHG's Corporate Vision, Values and strategic priorities.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report - continued

We are a member of wide range of Local Authority partnerships, such as Staffordshire Moorlands, Halton and 3 Key Strategic Partnerships: Greater Manchester Housing Providers, Greater Manchester Combined Authority and Liverpool and Merseyside. Some of the key achievements of our collaboration have been in supporting homelessness interventions, supporting the development of community safety strategies, including the introduction of a new 10-year Violence Based Reduction Strategy and Gender Based Violence Reduction Strategy, being a formal signatory of the GM Good Landlord Charter which is perfectly aligned with our vision of 'a safe place to call home'. We have also actively taken part in the development of regional collaborations to gather intelligence on effective approaches to Damp, Mould and Condensation and sharing regional and national information on the reporting of TSM's.

Working with our local authorities partners we have obtained government funding for improving energy efficiency across our portfolio, delivering warmer homes for our customers.

More locally, we have worked in partnership with several local groups and organisations who work to support our customers.

Making sure we are using our position and voice to advocate, during 2024, our CEO Jacque Allen attended a range of NHF roundtables speaking directly with policy makers and focusing on important subjects such as Care and Support which sits alongside our significant supported housing offering and the development of our new Foyer, and which we know is an important issue for many of our customers.

Jacque spoke at the national CIH conference, sharing YHG good practice on customer involvement and how the customer can influence at the highest levels within a housing organisation and chaired a sector fringe event about how we can achieve Inclusive Leadership within the sector. Additionally, she chaired the national community safety conference for RESOLVE and a panel of experts in a sector wide podcast highlighting how we need to collaborate to tackle Domestic Abuse.

Jacque also leads the Community Safety workstream on behalf of Great Manchester Housing Providers and spoke at a GMCA annual conference with a wide range of Community Safety Statutory partner attendees, which focuses and influences service provision aligned with regional reduction strategies.

GROWTH

Growing our business to achieve economies of scale and deliver more affordable housing to those who need it

The YHG plan sets our plans for future growth. We are committed to help solve the national housing crisis and meet the demand for new homes but understand the need to balance our growth against the obligations to our existing customers. Through our current portfolio strategy, we continue to deliver a balanced portfolio of developments mainly within general needs housing and focus on our core geographical areas.

Our plan is to hold our new assets, most of our development activity is focused on new homes for social/affordable rent and shared ownership (circa 95%) with only a nominal amount for open market sale as part of a larger mixed tenure scheme. In accordance with the site criteria defined within our portfolio strategy, we develop in mostly urban locations with good transport links, good schools and local amenities that our customers need.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – continued

To help us achieve our objectives, in 2019 we entered a strategic partnership with Homes England, this has given us security of grant funding when considering schemes for the development of new social housing. In our FY24 report, we confirmed that we had started on site with 100% of our strategic partnership programme, a total of 1,969 new homes, and the focus has now shifted to completing the construction. At the end of FY25 we have completed 1,454 (74%) of the strategic partnership homes and meet regularly with Homes England who are pleased with our progress.

FY25 has been an uncertain year for the affordable housing sector in relation to grant availability with a new government and competing spending priorities. As such we did not forecast to make any starts on site during FY25, however an opportunity arose to work within a key local authority partner in Wigan and we had sufficient financial capacity to start on site with 38 new homes for social rent, affordable rent and shared ownership.

During FY25 we completed 400 homes against a target of 480 and started on site with 38 new homes so that by the end of March 2025 the Group were physically on-site constructing 599 new homes.

The construction sector nationally remains challenging, and YHG has not been immune to the impacts with the developer at our Watermills site in Newcastle-under-Lyme going into administration. Following our experience of such issues in FY23 with Lane End at our Hartford site, our development team has worked hard to restart construction early to mitigate weather damage and secure key sub-contractors, and we have signed a contract with MCI to take the site to completion.

We continue to see delays at Ten Acres Lane with the approval of our remediation strategy as we seek to satisfy the requirements of the Environment Agency, however we are working closely with Manchester City Council to resolve the issues, and recent breakthroughs means we are hopeful of a start in FY26. This has reduced our development capital expenditure in the year (£84m versus a target of £88m).

Our shared ownership sales team continue to perform strongly delivering a surplus of £3.6m against a target of £3.3m during an uncertain year of customers seeking mortgages. Whilst delays in some handovers meant we were slightly behind on the number of units we sold, reducing our sales proceeds to £22.4m versus a budget forecast of £22.7m.

Within our business plan we have provisions to deliver our revised Homes England target of 1,969 homes. Our growth is funded from a mixture of external debt, reserves and grant funding.

In keeping with our Portfolio Strategy, we have commenced exploring opportunities to dispose of stock outside our key areas of operation, we have followed up the disposal in FY24 of our Keyworker accommodation at Airedale Hospital with completing a disposal to Wirral University Trust Hospital of our Arrowe Park keyworker scheme in FY25.

Furthermore, we have acquired 112 existing social homes at Partington from London & Quadrant, our concentration of staff resourcing and existing stock in Partington will allow us to consolidate our services further our strategic alliance with key partner Trafford Council.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – continued

SUSTAINABILITY

As a housing association we feel we can play our part in sustainability by providing people with safe, affordable homes and contributing to strong inclusive communities whilst minimizing our own impact on the environment.

We have adopted the Sustainability Reporting Standard for Social Housing (SRS) as a framework to report on our performance against a range of Environmental, Social and Governance criteria.



During the year we published our second Group Sustainability Report, against this framework, which is available on our website. Each year, YHG's scope 1,2&3 carbon emissions are set out in a Streamlined Energy and Carbon Report (SECR). The group's emissions are calculated during its annual external sustainability assessment with SHIFT Environmental. Emissions data is also included within the group's FY24/25 Environmental, Social, and Governance Report which is available to view on our website.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – Summary Financial Results

Statement of Comprehensive Income (£m)	2024/25	2023/24	2022/23
Turnover	209.7	199.3	181.1
Operating Surplus / (loss) (excluding surplus on sale of fixed assets and impairment of housing properties)	20.8	18.4	10.2
Impairment of housing properties	(46.6)	(5.5)	(0.2)
Operating (loss) / surplus (excluding (loss) / surplus on the sale of fixed assets)	(25.7)	12.9	(10.4)
(Loss) / Earnings before tax (EBT)	(44.6)	(11.8)	(17.6)

Statement of Financial Position (£m)	2024/25	2023/24	2022/23
Fixed assets	1,336.7	1,310.7	1,286.6
Net current assets	83.3	153.4	124.7
Long term creditors – debt	663.5	658.7	572.4
Long term creditors – grants	461.9	472.2	473.1
Long term creditors – other and provisions	60.4	55.8	74.1
Reserves	225.2	266.8	281.7

Accommodation figures	2024/25	2023/24	2022/23
Total social housing owned and managed	26,778	26,583	26,523

The strategy of YHG continues to be focused on returning to generating surpluses that can be both reinvested into our existing homes and invested in the development of new homes. We achieve this through ensuring we have sufficient cash and liquidity resources.

FY25 was the fifth year of delivery against our Capital Reinvestment programme, where we have an objective of deploying more than £219m over five years in our existing homes. In FY25 YHG spent a further £31.5m on planned investment taking total reinvestment to £180m over the five years with a further £22.8m planned for FY26.

We delivered 2,175 core components in FY25, which included the installation of new kitchens, bathrooms and boilers for our customers. During FY25 the Group has incurred an impairment charge of £46.6m as part of its divestment portfolio strategy. This relates to several schemes identified for sale in future financial periods, where a trigger for impairment has been met.

Rental income for the social rented units increased by 7.7% in April 2024 for FY25 in line with the Regulator of Social Housing's Rent Standard (2024: 7%). In March 2025 we acquired 112 existing general needs properties in Partington to grow our portfolio in an area we already have a substantial presence. For the year we are reporting an overall financial loss of £41.8m. This is primarily due to the impairments calculated on schemes identified for divestment which totalled £46.6m. The Group continued to invest in its priority buildings and in the remainder of housing stock through completing planned and day to day repairs. The backlog in repairs saw a dramatic reduction, with the closing figure a 48% reduction on the previous year.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – Summary Financial Results - continued

Operating Performance and Statement of Financial Position

Operating Performance

Key performance measures for the year were:

- Income increased to £209.7m (2024: £199.3m); driven by additional rental income and service charge income.
- Operating Costs increased in the year to £234.6m (2024: £184.8m). This is partly due to increased demand within repairs and maintenance to reduce the work in progress, a reduction from over 13,000 to just under 7,000 during the year. There was continued investment in our properties to ensure the safety of our customers. Over £4m of major works to existing properties were incurred in addition to the capital spend during FY25. An in-year impairment of £46.6m in relation to properties identified for divestment has significantly impacted operating costs in the period.
- Operating loss excluding fixed assets sales and movement in fair value was £(24.9)m (2024: £14.5m) with a margin of (11.9)% (2024:7.3%).
- Interest costs decreased in the year by £4.3m to £27.8m (2024: £32.1m), driven by a loan break income of £1.9m.

Statement Of Financial Position

At 31 March 2025, the Group's Statement of Financial Position demonstrated considerable strength, and the Group remained financially robust, with access to substantial liquidity and cash through our Revolving Credit Facility (RCFs) and undrawn private placement, which can more than cover the current liabilities at year end and future commitments. Key performance measures were:

- The Net Book Value (NBV) of fixed assets was £1,234.7m (2024: £1,310.7m).
- At the year end the Group had invested £83m (2024: £71m) in relation to properties under construction.
- The Group invest £31.2m in reinvestment works to existing properties (2024: £31.1m).
- The Group owned and managed 29,619 homes (2024: 29,460).
- The fair value investment properties were £71.6m (2024: £72.1m). The Board appointed JLL, Thomson Associates and Savills as independent experts to impartially value investment property of the Group as at 31 March 2025. All valuations were conducted in line with RICS methodology.
- The Group had £68.7m (2024: £79.8m) of cash and cash equivalents with £189m (2024: £144m) of additional undrawn facilities, based on existing debt facilities.
- Gearing increased to 52.3% (2024: 48.5%) as a result of the increased loan balance over the year as planned, with the new debt being spent on assets under construction which are excluded from the metric.
- The Group had reserves of £225.1m (2024: £266.8m).
- The net defined benefit liability at the year ended 31 March 2024 is £8.8m (2024: £15.2m).

During FY25, Group facilities were enhanced by £100m following completion of a private placement.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – Debt Structure and Monitoring

Debt Structure and Monitoring

The Group's treasury strategy details principles and actions that underpin a proactive treasury management approach whilst balancing risk management and value for money. The key strategic aims focus on maintaining facilities that support the Group's corporate objectives whilst delivering:

- full covenant compliance with forecast headroom above Board's risk appetite;
- maintenance of a prudent liquidity buffer;
- a well-structured portfolio that delivers value for money, is appropriately hedged, and has a reasonable funding and lender mix; and
- a primed security pool ready for charging at the point of executing new debt.

Current Portfolio

The Group has loan facilities held within YHL, Frontis and Avantage, with eleven lenders across the three entities. As at 31 March 2025, the Group had total borrowings of £713.3m (2024: £663.9m) with a weighted average cost of funds of 4.32% (2024: 3.17%) which compares favourably to peers in the sector. The number of counterparties has increased by one in the period due to execution of a new £100m private placement facility. At year-end the proportion of debt on a fixed rate basis stood at 86% (2024: 81%). A £40m facility was fixed during the period to preserve the hedged position and mitigate against higher variable rates over the short term, and the private placement was introduced to provide long-term fixed rate debt.

During FY25 the Group has made £80.1m of debt repayments and has drawn £130m from existing facilities. Further debt analysis can be found in note 23. Loan covenants within the facilities are predominantly focussed on Interest Cover and Gearing and all were met.

Interest costs of £27.8m (2024: £32.1m) include a break gain of £1.9m relating to an extension and re-fix of an existing facility. Prior year saw break costs of £5.4m due to prepayment of a legacy high rate facility. Excluding these two exceptional items, interest payable has increased due to the increase in debt during the period.

Liquidity

The liquidity position remains strong with Group cash balances of £68.7m and available revolving credit facilities (RCF) of £139m as at 31 March 2025. In addition, an arranged £50m tranche of private placement debt is due to be drawn in October 2025. This provides a considerable liquidity pool to support our strategic objectives over the medium term, with current business plan forecasts demonstrating the facilities are sufficient to meet cash requirements until a substantial refinancing point in FY30. Group peak debt is projected to be £847m during FY27.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – Debt Structure and Monitoring - continued

Risk management

The fundamentals around funding risk and liquidity risk are managed via the Group's golden rules and business plan triggers. There are further operational controls around these risks along with interest rate management and counterparty exposure within the Treasury Management Policy (TMP). This ensures treasury activities are controlled effectively by identification, monitoring and mitigating of such risks.

Adherence to the TMP is monitored via regular reporting to the Group Board, Investment Committee and the Executive Leadership Team with robust operational controls underpinning effective reporting within the Treasury function. Surplus funds are invested with counterparties meeting the terms of our Group treasury management policy and these are monitored to ensure compliance. Our investment policy is risk averse and aims to minimise the risk of financial loss or liquidity exposure. We do not hold any financial instruments for speculative purposes.

Forward look

The Group has a substantial refinancing point during 2030 and addressing this will be the focus of the next iteration of the Group's treasury strategy whilst ensuring optimum levels of interest rate risk protection through future hedging solutions.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – Value for Money**VFM Report FY 2025**

The overall aim for YHG is to utilise our available resources effectively and efficiently to deliver our key strategic objectives. It is our ambition to manage an estate of safe desirable homes in which customers want to live and feel supported by our services and to build new fit for purpose homes to meet rising demand where our resources permit. We will do this by:

- 1) Prioritising resources in alignment with our strategic objectives
- 2) Stopping doing things which don't deliver our strategic objectives
- 3) Maximising what we have available through cost reduction and added value
- 4) Leveraging our activities to deliver even greater value to our customers and communities
- 5) Being more efficient through the use of better processes and technology

The Board remains committed to improving Value For Money (VFM) ensuring that VFM considerations underpin the design and delivery of strategy.

The Board has developed a Financial Plan, which together with the Corporate Strategy, makes up the Business Plan. This is a difficult period for the housing sector due to the current operating environment, the need for greater investment in our stock, to deliver better quality homes, additional fire and building safety requirements and environmental commitments. We have developed a robust plan to ensure we have the capacity to deliver our objectives as well as the additional requirements within the sector.

In developing the plan, the Board has made strategic decisions to allocate financial resources in accordance with the agreed priorities. It has also included efficiency targets looking to reduce operating expenditure over the life of the plan. We will do this by using innovation and technology to drive efficiency and regularly reviewing our processes and procedures. This will allow us to direct more resources to the frontline, help services be delivered more effectively and ensure we are delivering on our objectives of keeping everyone safe and being a great landlord.

Although some of these strategic decisions will reduce the financial performance reflected in the financial metrics, they are still based on complying with all of the covenants set by the funders as well as the "Golden Rules" set by the Board as an early warning indicator against these covenants.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – Value for Money - continued

Our delivery of VFM in FY25

VFM scorecard

This report sets out how we have performed in FY25 in respect of the Regulator's VFM metrics and against our peers. It also provides an analysis of how these metrics will change as we move forward and make significant investments in our stock.

As well as monitoring our performance against our strategic objectives and targets, in accordance with the Regulator's requirements we also measure our value for money against the Regulator's technical metrics and in comparison, with our peers. The charts below reflect the set of metrics specified by the Regulator of Social Housing to measure and compare VFM across the sector. The House Mark global accounts comparison tool has been used to obtain benchmark data for the North West, West Midlands and Yorkshire and Humberside Regional Group.

Value for Money Metrics	2024/25 Adjusted for Impairment*	2024/25 Actual	2024/25 Target	2023/24 Actual	Benchmark 23/24
Reinvestment	7.6%	7.9%	7.8%	8.6%	9.2%
New supply delivered (Social)	1.37%	1.37%	1.81%	1.72%	1.20%
New supply delivered (Non-Social)	0.01%	0.01%	0.01%	0.01%	0.00%
Gearing - loans / fixed assets	50.4%	52.3%	48.1%	48.5%	42.0%
EBITDA (MRI)	71.1%	(89.3%)	53.2%	21.5%	124.5%
Headline social housing cost per unit (£)	6,364	6,364	6,289	6,246	4,895
Operating margin	10.3%	(11.9%)	11.4%	7.3%	16.5%
Operating margin – SHL	9.7%	(16.4%)	10.7%	6.8%	17.7%
R O C E	1.8%	(1.5%)	1.9%	1.2%	2.8%

Benchmark data has been taken from Housemark for 23/24.

These results show the metrics **excluding the impairment of £46.6m on housing properties identified for divestment.*

Re-Investment

In 2024/25, we re-invested 7.6% of the total value of our housing assets, broadly in line with what we targeted.

Investing in and maintaining the standard of our existing homes remains one of our main priorities, during the year we have invested over £31m in our existing housing properties stock. This represents thousands of new kitchens, bathrooms and heating systems for our customers.

We have invested over £83m on the development of new properties, which represented 400 new homes completed across 6 schemes. We continued to work in partnership with Homes England to deliver our strategic ambition of building new homes and to play our part in helping to solve the housing crisis. In addition to the 400 new homes completed in the year, we started on site with a further 38 new homes. In the year, we were behind target as the result of several factors, delaying handover, including planning delays and utility connections.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – Value for Money - continued

New Supply

The New supply metric sets out the number of new housing units (owned/managed) that have been acquired or developed in the year as a proportion of total housing units (owned/ managed) at period end.

In 2024/25 we have delivered 400 units, of which 396 were social units and 4 non-social units.

As at the end of March 2025, the Group were physically on site constructing 599 homes.

Within our business plan, we have provisions to deliver our revised Homes England target of 1,969 and a future growth strategy that delivers a balanced portfolio of developments to serve the needs of a range of customers.

In addition to our development programme, we acquired 112 units from London and Quadrant in March 2025 to grow our general needs stock in Partington.

Gearing

This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance.

YHG's gearing for 2024/25 was 52.3%, which is above the sector average, however this reflects our planned increase in investment of our existing and new stock as part of our commitments to provide decent quality homes and contribution to help solve the national housing crisis. We were 4.2% higher than target for the year due to assumptions around our subsidiary debt during the business planning process.

Our business plan shows capacity to fund our corporate objectives whilst maintaining substantial headroom from covenant maximums. The group balance sheet remains strong with increased debt supporting our asset and development programmes.

Earnings Before Interest, Tax, Depreciation and Amortisation (Major Repairs Included) EBITDA (MRI)

The (EBITDA MRI) interest cover measure is a key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates compared to interest payable.

This metric deducts capitalised major repairs from the operating margin and is therefore impacted by the high level of investment we are making in our existing stock to improve the quality of our homes and ensure we have a safe place for people to live. It has been impacted heavily in this year by the impairment charge of £46.6m on properties identified for divestment.

The group facilities are now based on an EBITDA only interest cover covenant which allows the Group to continue with a period of stock investment, delivering further improvements to our stock in line with our objectives.

As we invest heavily in our stock over the next few years, we expect we will remain behind our comparators but will return to closer to the sector average towards the end of our five-year plan.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – Value for Money – continued

Headline social housing cost per unit

The unit cost metric assesses the headline social housing cost per unit as defined by the Regulator. Although comparison of our Headline Social Costs per unit shows that the Group's costs are higher than the peer group, the Group has a significantly high proportion of supported housing and housing for older people within its stock. The Regulator has recognised that this type of stock has an overall higher cost per unit and therefore this is reflected in this metric.

The current operating environment is having an impact on this metric across the sector; however we have managed our costs and we will continue to identify efficiencies to reduce our cost per unit to bring us more in line with our peers.

Within this metric there are vital areas of spend that the Board prioritises such as fire and building safety. However, there are some key areas where we have targeted real cost reductions over the business plan and work is on-going to drive efficiencies through the business to ensure we meet our business plan targets which shows a reduction in our cost per unit.

Operating Margin

Our operating margin performance is lower than the sector averages, though it is apparent that margins are under pressure across the sector due to the difficult operating environment we are currently facing and the need for higher investment in our stock, to deliver better quality homes, additional fire and building safety requirements and environmental commitments.

Our performance was just below target for the year (excluding the impairment for £46.6m) and the board continues to focus on the achievement of key delivery targets in the long term and our business plan reflects our continued focus on driving improvements in this area to bring us in line with sector averages over the next 5 years. The impairment charge in year has impacted this metric significantly but is an exceptional item.

Return On Capital Employed (ROCE)

This metric compares the operating surplus to total assets less current liabilities and is a common measure to assess the efficient investment of capital resources.

Whilst YHG are in the lower quartile for the sector, it does reflect the increased spend in both Development and Asset Investment, in line with the corporate objectives and commitments to improving the quality of homes and creating new homes for people to live.

This metric is expected to improve over the next 5 years as we continue to drive efficiencies through the business.

Value for Money Summary

The Group has been developing a clearly articulated strategy with appropriate prioritisation which means that we are clear where we are focusing resources in the future and how we are delivering value for money. It is inevitable that the investment we are making in our existing stock and the portfolio divestment strategy will have a near term reduction in financial metrics such as ROCE, operating margins and EBITDA (MRI), however in delivering each of the strategies underpinning the Business Plan we are clear how we will deliver VFM, either from greater efficiency, better effectiveness, or optimising economy.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Strategic Report – Risks and Uncertainties

Key Risks

We have identified key risks that threaten the achievement of our strategic objectives which have been considered in line with the Sector Risk Profile produced by the Regulator of Social Housing and continued to ensure we work towards implementing the requirements of the Social Housing Bill. In addition to the risks with our strategic risk register, we also undertake monthly horizon scanning and report to our Board emerging risk issues.

A summary of the key strategic risks are as follows:

Financial viability We have strategic risk in relation to maintaining sufficient liquidity and financial capacity to deliver the all the aspirations in the business plan.	Mitigations Mitigation controls in place include a 30 year Board approved business plan which ensures the Group is sustainable but also helps identify capacity for additional growth. The business plan is stress tested to understand the impact of risks crystallising. This includes multi-variate stress testing for the potential variables (including increased labour and construction costs and rent changes), showing and testing the breaking points in the plan. The Board has also identified a series of actions to be taken to maintain liquidity in the event of these events occurring The Group has also secured in the year a private placement facility.
Customer We have a strategic risk that we are unable to deliver the required level of customer service which leads to a decline in customer base, higher turnover, management costs and poor reputation	In the year we have made improvements to our customer operating model to ensure that a high level of customer service can be maintained considering the current changes to the external environment and the new consumer standards which were introduced 1 st April 2024 by the Regulator of Social Housing. Benchmarking from the Tenant Satisfaction Measures (TSM's) submitted by providers in the year demonstrate good performance in most areas in particular high levels of customer satisfaction. The lessons learnt process has continued to evolve and improve and we liaise with colleagues in a collaborative way to ensure we can learn and improve from our complaints received.
Repairs Our repairs service risk is that the service does not deliver the required standard of service to the satisfaction of the customer & does not deliver value for money.	In this year we have raised our risk rating for our strategic repairs service risk. This reflects work required as captured in the repair's improvement plan. The wider sector has been impacted by increased risks within the repairs service, which is due to several factors, including backlog of repairs from COVID response, and skills shortages. YHG has also encountered system and scheduling issues. Whilst the risk was increased, the implementation of the improvement plan has started to improve this area which

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

	is being reflected in the performance results and customer feedback.
Security & Resilience There is a risk arising from internal processes and systems, such as the ICT capability the need for robust testing of the Group’s Business Continuity arrangements.	A new strategic risk was introduced this year in relation to Cyber Security and Resilience as the Group remains cognisant of the ever changing and volatile security threat. The Group has significantly strengthened its ICT security controls to protect against attacks with the implementation of the 24 7 network monitoring systems and working towards Cyber Essentials plus accreditation. Further mitigations include comprehensive understanding of our critical systems, planning and testing for how we will continue to provide critical systems and recovery in the event of a serious threat. Business Impact Analysis which is part of the Group’s Business Continuity Arrangements also provides mitigation.
Compliance and legal The Group have identified two key strategic health and safety risks concerning keeping colleagues and customers safe.	Mitigating controls include a robust health and safety management system, and a group wide health and safety audit plan, which acts as a second line of defence. The Group monitors its compliance with statutory obligations through a series of system driven analytical data. During the year we have continued with our commitment to being compliant in our landlord obligations in respect of customer safety, despite the sector wide risk of increased costs and availability of materials and labour. Key Performance Indicators have remained compliant & on target throughout the year. In addition to this, the Group has remained cognisant of legislation changes and has responded to the published report for the Grenfell phase 2 equity and remains alert to any changes on the horizon. The safety of our colleagues remains paramount, and we have continued to operate our health and safety forums and key initiatives including health and safety training and awareness of safe ways of working with colleagues. We have continued to remain cognisant to the challenging macro environment in the year and we have proactively strengthened our capabilities for identifying emerging risks and conducting horizon scanning, actively engaging in relevant consultations. Key areas of note are captured via a monthly Policy & Research bulletin.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Strategic Report – Risks and Uncertainties

Impact of wider economic factors and emerging risks

During the year we have continued to evaluate the potential impact from a combination of macroeconomic events, such as global recovery from COVID, impact of Brexit on supply chain, war in Ukraine, which has led to an increase energy costs, against the backdrop of the cost-of-living crisis. We continuously reviewed, refreshed mitigations, informed Board and updated risk registers to reflect the evaluation of our current strategic risks.

Potential impact	Evaluation/mitigations
Interest, inflation and currency risk and access to finance.	The Group does not carry a currency risk. We have a proactive and robust stress testing methodology. During the year, with the support of our treasury advisors, we assessed key scenario's that would "break" the business plan & validated their impact and mitigations prior to the preparation of the business plan. Despite a challenging financial market, we currently have good financial reserves and liquidity, and we have stress tested around this issue. We also, as demonstrated by the achievement of our Treasury Strategy this year have good access to finance.
Declining customer affordability and impact on arrears.	Increase in cost of living and energy prices has put unprecedented pressures on the financial priorities for our customers. We have continued to support our customers through our increased Money Advice Team and referrals to debt charities such as Step Change. Arrears collection has remained strong during the year and overall performance against this KPI for the year has been within target.
Staff Shortages & Labour Availability.	Whilst the job market has fluctuated nationally, and the sector has seen pinch points in specific skill sets and trades the Group has mitigated and responded well. The Group continues to roll out its people strategy, which includes focus on talent recruitment and retention and identifying, single points of failures have been documented to minimise a capability shortfall.
Supply Chain Issues & Supplier Solvency	We actively monitor our critical strategic suppliers to ensure that we understand their financial status and have resilience in respect of the goods and services they provided. We also mitigate this risk by our strong relationships with our suppliers and the wider network. Disruption in the supply chain has impacted the wider sector with certain pinch points, however the Group has not seen a material impact because of supply chain disruption. We have had robust response plans in relation to supplier solvency to ensure that risk is minimised.

The Strategic Report was approved and authorised by the Board on 2 September 2025 and signed on its behalf by:

Michael Gaskell
Chair

Jacque Allen
Group Chief Executive

Clare Oakley
Group Company Secretary

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Governance

Our Group Board is responsible for the long-term strategy and viability of the Group. As at 31 March 2025, the Board comprised 12 Non-Executive Members.

Our Board is responsible for providing leadership for the Group within a framework of prudent and effective controls. It sets out our strategic direction, objectives, values and standards, reviews management performance and ensures that the necessary financial, material and human resources are in place for us to meet our objectives.

The Board has reserved the following matters for its consideration in accordance with the provisions of the National Housing Federation (NHF) Code of Governance 2020:

- i) Setting and ensuring compliance with the values, vision, mission and strategic objectives of the organisation, ensuring its long-term success;
- ii) Establishing a culture that is positive, focused on the needs of current and future customers, other customers and other key stakeholders, and embeds equality, diversity and inclusion in the organisation;
- iii) Ensuring the organisation operates effectively, efficiently and economically;
- iv) Providing oversight, support, direction and constructive challenge to the organisation's chief executive and other executives;
- v) Appointing and, if necessary, dismissing the chief executive;
- vi) Satisfying itself as to the integrity of financial information, and setting and approving each year's budget, business plan and annual accounts prior to publication;
- vii) Establishing, overseeing and regularly reviewing a framework of delegations to committees and staff;
- viii) Establishing and overseeing control and risk management frameworks in order to safeguard the assets, compliance and reputation of the organisation; and
- ix) Holding to account the organisation's subsidiary boards, committees and senior staff for the exercise of any powers delegated to them.

Delivery of the business strategy is delegated to our Executive Leadership Team (ELT). The ELT is made up of:

- the Group Chief Executive who is responsible for leading the development and execution of our business plan and strategies, organisational capability and governance
- the Chief Financial Officer, responsible for overseeing the Group's viability including all financial matters, funding and Treasury
- the Executive Director of Corporate Services, responsible for overseeing all corporate services areas including Governance, Human Resources and Occupational Health & Safety
- The Executive Director of Housing and Customer
- The Executive Director of Asset and Growth

We also have a group of Operational Directors who work to deliver our business plan and objectives at an operational and functional level.

The Group Board Chair, Deputy Chair, Chief Executive and Chief Financial Officer predominately are also appointed as appropriate to the Group's subsidiary Boards. Additional members may also be appointed from the Executive Leadership Team or other Non-Executive Group board members to provide the appropriate level of oversight of the activities of these subsidiaries.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Report of the Board – Governance - continued**Group Structure**

We operate a Common Board structure for our parent and two of our stock-owning entities, Your Housing Limited (YHL) and Frontis Homes Limited (FHL). Our Governance Framework determines how we are governed and sets out the relationships and delegated authorities and responsibilities between the parent and subsidiaries. The Group Board Committees also exercise oversight of the Group subsidiaries where practicable.

We regularly review our Group structure and Governance Framework to ensure it is appropriate to and reflects our operations.

The Group Board

During the year, our Group Board continued to focus on providing effective leadership and oversight of our strategic objectives.

The Group Board continued to be led by our Chair, Mike Gaskell and from April 2024, Bev Messenger was appointed to the new role of Vice Chair, incorporating the duties of a Senior Independent Director.

During the year two long-serving Board members, Alison Cabbage and Brenda Smith, retired from the Board having served their maximum permitted tenure. Brenda completed her third term of office in August 2024, having served nine years on the Board. The most recent extension to her appointment in 2021 was approved by the Board to allow for a suitable period of succession for the next Audit & Risk Committee Chair. Alison Cabbage retired on 31 May 2024 following a term of six years on the Board.

In accordance with the Board's 2024 Succession Plan, the Board successfully recruited two new Non-Executive Directors, Lee Sugden and Matt Cooper, to maintain and strengthen the Finance and Treasury skills previously held by Brenda and Alison. Lee and Matt both joined the Board on 1 June 2024. In addition to these key skills Matt and Lee both bring significant housing sector experience and have positively contributed their experience and knowledge through the Board's Investment, Audit & Risk and Property Operations Committees.

Darrell Mercer chose to resign from the Board from 31 December 2024 to focus on his recovery from long-standing health issues, having served as a valuable member of the Board for four years. The Board's Succession Plan supports overall Board capability by identifying the critical positions on the Board and highlights where there may be existing or future vacancies and how they may be filled. The Board, through its People Committee has recently approved its Succession Plan for the year to recruit two new members in 2025 with skills in Asset Management and IT, to replace skills held by retiring directors and broaden capacity in these areas of increasing strategic importance to the Group.

The last external Governance Review was completed by Savills in 2023. Following review by the Board in November 2023 an Action Plan was developed in March 2024 and its progress was overseen by the People Committee. The actions, designed to support continuous improvement related to recruitment activity, to strengthen skills and diversity, reflecting on committee structure and responsibilities, ensuring the tenant voice is heard and diversity and inclusion is championed. These actions were completed during the year and prior to the Board's annual internal review of its collective effectiveness in November 2024. As part of this review the Board has considered several areas including its organisational decision-making processes and this is informed by the views and needs of key stakeholders and

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Report of the Board - Governance - continued

customers, and role-modelling the Group's culture, values and behaviours. Following further reflection on the outcomes the Board will determine any actions it feels necessary to improve its performance during the year ahead.

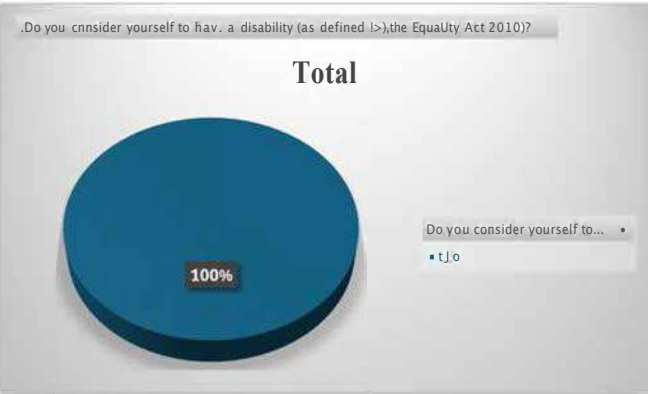
The Board regularly reviews the membership of its committees, and its subsidiary boards, to ensure that they retain the most appropriate skills and attributes. The Board has also nominated Champions in the areas of Value for Money, Equality & Diversity, Health & Safety, Sustainability, Complaints and Safeguarding which are also reviewed regularly.

As an important component of its Board Development framework, the Board performs an annual skills analysis, which informs future succession planning and recruitment. In addition to the annual Board skills analysis, every Board member undergoes an annual appraisal which supports their personal development. Information from the skills analysis and Board member appraisals is used to develop individual and collective Board training and development activities, including attendances at webinars and sector-related conferences. In 2024 this training included an in- person session on Building Safety delivered by the Group's legal advisors.

Diversity and Inclusion

Board members are appointed according to their skills and attributes and to ensure that it can collectively understand and clearly take into account customer insight and consider the impact of its strategic decisions on its communities. This is also achieved through the appointment of customers representing its varied communities on the Board's Customer Services Committee.

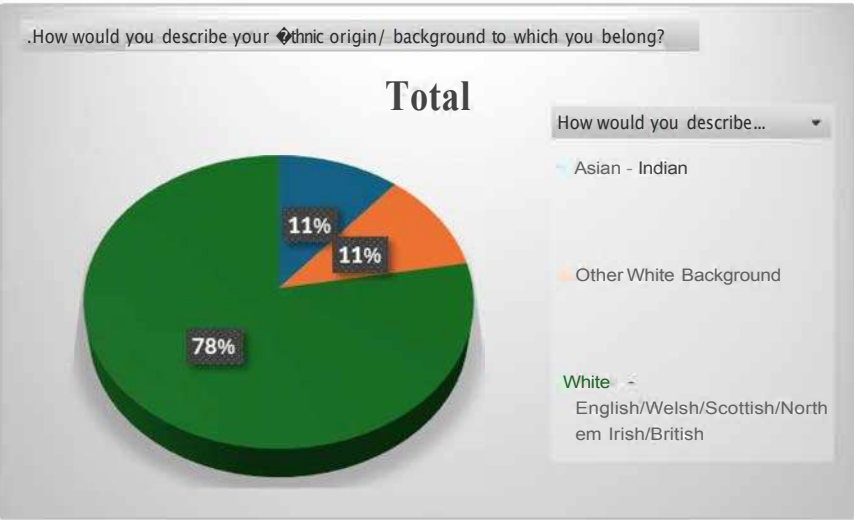
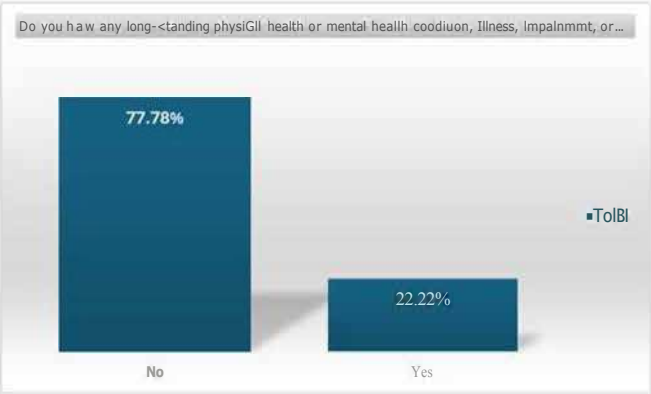
Members of the Board at 31 March 2025 comprised 33.3% women (2024 - 50%).
In line with our EDI Policy, Board members are required to complete mandatory EDI training. The Board also has appointed a Board Champion for EDI. Board members' EDI data is collected anonymously in line with our commitment to equality and diversity .



YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Report of the Board - Governance - continued

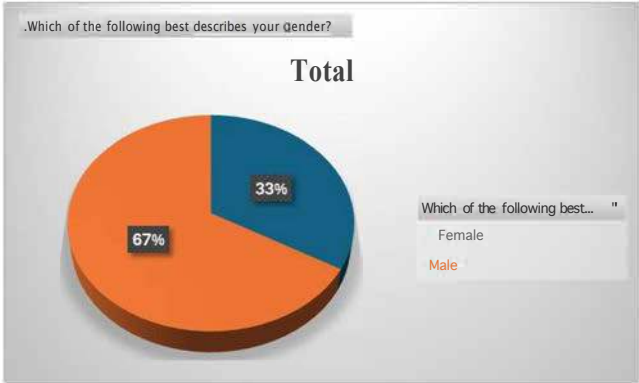
Diversity and Inclusion - continued



YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Report of the Board - Governance - continued

Diversity and Inclusion - continued



Director biographies detailing skills and experience are available on the YHG website.

During the year the Board held six formal scheduled meetings, five strategy sessions, and four additional meetings as required to discuss arising matters during the year.

Attendance at scheduled Board and Strategy meetings

Michael Gaskell	100%
Darrell Mercer ¹	62.5%
Brenda Smith ²	100%
Alison Cabbage ³	100%
Chris MacKenzie-Grieve	91%
Stuart Coe	91%
Bev Messinger	100%
Beata Luczak	100%
Liz Harrison	100%
Bhupendra Mistry	100%
Lee Sugden ⁴	100%
Matthew Cooper ⁴	100%

¹resigned 31 December 24

²retired 31 August 2024

³retired 31 May 2024

⁴appointed 1 June 2024

Current Non-Executive Director remuneration is detailed in note 12 to the financial statements.

Non-Executive Director remuneration is reviewed every three years. The latest external review of Non-Executive Director remuneration took place in early 2024 and the recommendations were adopted by the Board from 1 April 2024, to ensure that the Group's position remains competitive.

BOARD COMMITTEES

During the year we had five Board Committees overseeing our Group operations, as delegated to them by the Board in their specific Terms of Reference. The Property Operations Committee was established

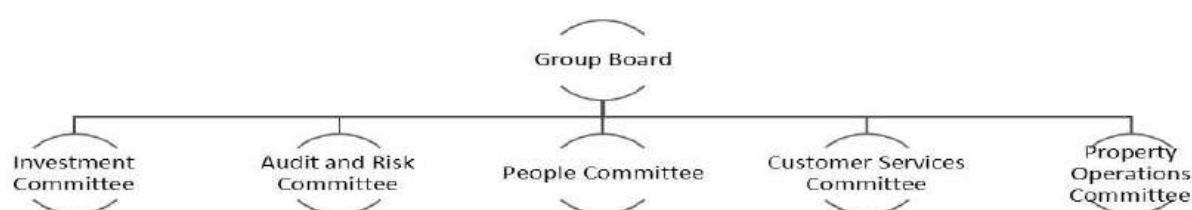
YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Governance – continued

as a new Committee of the Board from 1 April 2024, to oversee Asset Management strategy and ensure that our housing stock is managed and maintained in accordance with the Decent Homes and the Regulator's Safety and Quality Standard. The performance of our Group operations is further delegated to the ELT and Senior Managers as necessary. The Committees also oversee some of the activities of our Group subsidiaries as delegated to them by the Board.

Minutes of the meetings of the Committees are made available to all the members of the Board for their information and Committee Chairs report back at formal Board meetings.



COMMITTEE COMPOSITION (as at 31 March 2025)

Committee	Members
Investment Committee	Matt Cooper (Chair)
	Bhupendra Mistry
	Mike Gaskell
Audit and Risk Committee	Lee Sugden (Chair)
	Stuart Coe (Deputy Chair)
	Matt Cooper
	Chris MacKenzie-Grieve
People Committee	Bev Messinger (Chair)
	Mike Gaskell
	Liz Harrison
	Stuart Coe
Customer Services Committee	Bhupendra Mistry (Chair)
	Liz Harrison
	Bev Messinger
	Mike Gaskell
	Anver Zeria
	John Morris
	Sarah Walmsley
	Alicia Cartwright (appointed 1 st May 2024)
Property Operations Committee	Chris MacKenzie-Grieve (Chair)
	Beata Luczak
	Mike Gaskell
	Lee Sugden

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Governance – continued

Board Committees – continued

Board Champions

Equality and Diversity – Bhupendra Mistry

Value for Money – Lee Sugden

Health & Safety – Bev Messinger

Sustainability – Chris MacKenzie-Grieve

Complaints – Liz Harrison

Safeguarding – John Morris

Committee membership and Board Champion appointments are regularly reviewed and following any changes to Board membership and according to the Board Succession Plan. The Board has reviewed and updated its committee membership from 1 April 2025, taking into account Darrell Mercer's resignation and the future retirement of Chris MacKenzie-Grieve in August 2025 and the mix of skills and experience required on each committee.

COMMITTEE ACTIVITY

Investment Committee

Our Investment Committee is responsible for overseeing and providing the Group Board with assurance on the implementation of the Treasury and Portfolio strategies. This includes reviewing and recommending proposals for investments, stock acquisition and divestment and large capital project approvals up to the delegated limits. The Committee functions as the Investment Committee of the registered providers in the Group: Your Housing Group Limited, Your Housing Limited and Frontis Homes Limited.

During the year the Committee had four Non-Executive members prior to Darrell Mercer's departure from the Board and continued with three members until 31 March 2025. The Committee met five times during the year. The Executives also attend the Committee meetings to deliver reports and updates on relevant issues. The Committee is chaired by a Non-Executive Director.

Some of the matters considered by the Committee during the year were the:

- Reviewing progress across the four core headings within the Portfolio Strategy Action Plan: Development of new homes; acquisition of homes; divestment; and Group Structure;
- Approval of schemes for development in line with the Portfolio Strategy and recommending schemes to the Board for approval where they were in excess of the Committee's delegated authority;
- Approval of and updates on developments, schemes and investments;
Regular updates on the Group's Diverse Investments and Project Schemes to understand financial or operational risks;
- Implementation of the Group's Treasury Strategy; and
- Briefings on changes to the economic environment

The Committee has reviewed its activities for the year in line with its Terms of Reference and is satisfied that it has fulfilled all its functions.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Governance – continued

Board Committees – continued

Audit and Risk Committee

Our Audit and Risk Committee ensures that there is an effective system of internal control in the Group and oversees the implementation of the group risk management strategy. The Committee also oversees the appointment and activities of the internal and external auditors.

During the year the Committee consisted of four Non-Executive Directors. The Committee Terms of Reference provide that the Group Board Chair and employees of the Group are not eligible to be members of the Committee. However, the Committee meetings were attended by employees and the auditors for reports and updates on various issues. The Committee met six times during the year.

Some of the key activities of the Committee during this period include:

- Reviewing internal audit reports and management responses throughout the year presented by the Internal Auditors, PwC;
- Reviewing internal control arrangements including the Board Assurance Map;
- Receiving updates on the Group's response to cyber risk and ICT security;
- Receiving updates on the implementation of the Economic Crime and Corporate Transparency Act 2024 and the Groups Group's response
- Approving the internal and external audit plans for the year;
- Reviewing Statutory Annual Reports and Accounts for the Group and all subsidiaries;
- Reviewing the scope and findings of the Annual Audit of the Financial Statements;
- Reviewing all whistleblowing allegations;
- Reviewing all regulatory and compliance matters;
- Reviewing Group accounting policies;
- Risk referrals in specific areas of the business to gain assurance on matters of concern to the Board and / or the Committee; and
- Review of Annual declarations of interest and the Group's gifts and hospitality register.

The Committee has reviewed its activities during the year in line with its Terms of Reference and is satisfied that it has fulfilled its functions.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Governance – continued

Board Committees – continued

People Committee

Our People Committee reviews and makes recommendations on the remuneration of the Group Chief Executive, Non-Executive directors and the Executive Leadership Team. The Committee also provides strategic oversight of the Group's People Strategy and culture and approves the remuneration principles for all employees across the Group. The Committee is responsible for the Group and all its subsidiaries. The Committee consisted of four Non-Executive directors during the year. It met four times during the period under review.

During the year, the Committee:

- Approved the process for the recruitment of new Non-Executive Directors;
- Oversaw completion of the Governance Action plan in response to the 2023 external governance review;
- Oversaw progress in the delivery of the People Strategy, including colleague communications strategy, and key performance indicators in relation to staff and staff health & safety;
- Reviewed the outcomes action plans arising from the Organisational Capability Mapping Review;
- Reviewed the results and actions in response to the annual employee engagement survey;
- Reviewed remuneration principles for all staff across the Group;
- Oversaw Board Development activity, including annual skills analysis and individual and collective Board appraisal;
- Reviewed Leadership Team performance and approved objectives aligned to the Corporate Strategy for FY25;
- Approved the Board Succession Plan for FY26;
- Approved the review of the composition of the Board Committees; and
- Received progress against the Group's employee Health, Safety & Wellbeing plans.

The Committee has reviewed its activities for the year in line with its Terms of Reference and is satisfied that it has fulfilled its functions.

Customer Services Committee

The Customer Services Committee is a key part of our Customer Engagement Framework, assessing and supporting the Group Board in its responsibilities for ensuring the quality of the overall services delivered to customers and overseeing its Housing Management and Customer Strategies, including the Group's compliance with the Consumer Standards set by the Regulator. The Committee was responsible for the registered providers in the Group: Your Housing Group Limited, Your Housing Limited and Frontis Homes Limited.

The Committee consisted of four customer members and four non-executive directors during the year, welcoming Alicia Cartwright as a new customer member from 1 May 2024 to replace Beata Luczak following her appointment to the Group Board. The Committee met five times during the year, one of which was a joint strategy meeting with the Board. The Committee meetings were also attended by the Chair of the Customer Connect Panel and employees of the Group as required. Members of the

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Governance – continued

Board Committees – continued

Customer Scrutiny Panel also joined meetings to report on the outcomes of their reviews during the year.

During the year the Committee:

- Received consultation on the development of the new Customer & Community Strategy from FY26;
- Reviewed the outcomes of Tenant perception surveys gathered for the Regulator’s Tenant Satisfaction Measures as part of the Transparency, Influence and Accountability Standard;
- Monitored performance targets relating to the customer experience;
- Received regular updates on Complaints performance and Housing Ombudsman cases, resulting actions and lessons learnt, and reviewed the Group’s assessment of its compliance with the Complaints Handling Code;
- Ensured compliance with the consumer standards by reviewing and approving the Group’s compliance statements;
- Commissioned reports on recommendation of the Customer Scrutiny Panel, reviewing actions arising from scrutiny reviews, including the Your Response service;
- Received updates on the delivery of actions under the Equality, Diversity and Inclusion (EDI) Strategy in regard to customers;
- Reviewed reports on the work of the Customer Engagement and Community Investment teams, Safeguarding and Lettings;
- Reviewed and approved new and existing operational policies including the Vulnerability, Support for Customers and Reasonable Adjustment Policy, Tenancy Management Policy and ASB Policy.

The Committee reviewed its activities for the year in line with its Terms of Reference and is satisfied that it has fulfilled its functions.

Property Operations Committee

The Property Operations Committee was established from 1 April 2024 to oversee the Asset Management Strategy and associated delivery programmes and to ensure delivery of our obligations as a landlord in respect of the health and safety of customers. This includes reviewing and controlling the quality and efficiency of maintenance and repairs services provided to customers and monitoring performance in respect of landlord Health and Safety compliance. The Committee is responsible for the Group and all its subsidiaries.

During the year the Committee had five Non-Executive members prior to Darrell Mercer’s departure from the Board and continued with four members until 31 March 2025. The Committee met four times during the year. The Executives also attend the Committee meetings to deliver reports and updates on relevant issues. The Committee is chaired by a Non-Executive Director.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Governance – continued

Board Committees – continued

Some of the matters considered by the Committee during the year were the:

- Reviewing the stock condition survey programme and compliance with the Decent Homes Standard;
- Receiving assurance over the delivery of programmes under the Asset Management Strategy, including the Repairs Improvement Programme;
- Reviewing delivery of Compliance and Building Safety performance;
- Monitored performance targets relating to Asset investment, compliance, repairs and empty homes;
- The Committee has reviewed its activities for the year in line with its Terms of Reference and is satisfied that it has fulfilled all its functions.

GOVERNANCE COMPLIANCE STATEMENT

The Group's governance structures comply with best standards and practices in corporate governance and this year are predicated on compliance with the National Housing Federation's (NHF) Code of Governance 2020 (the Code) which it adopted from April 2021, the Group's Rules, Governance Framework and Corporate Governance best practices.

The Board has considered the Group's compliance with the Code as at 31 March 2025 and confirms that, throughout the year, Your Housing Group (including its registered provider subsidiaries) has applied the main principles and complied with the relevant provisions set out in the NHF Code of Corporate Governance 2020.

In support of this statement, an in-depth review of all evidence has been undertaken, including cross checking information provided and confirming relevance, together with consideration of outcomes.

In November 2024, the Regulator of Social Housing upgraded their assessment of our governance to the highest rating, G1, following a period of responsive engagement and a stability check review.

The Regulator has also maintained the Group's V2 rating, having considered that we are able to meet our financial viability requirements and have the financial capacity to deal with a reasonable range of adverse scenarios. This is a compliant rating and recognises that our financial performance reflects our level of investment in existing homes and new development, whilst managing risk to ensure continued compliance with funding covenants. Through continuous assessment we remain confident that we have sufficient capacity to deliver our plans.

We look forward to receiving a consumer grading from the Regulator as part of its programme of regulatory inspections.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Report of the Board – Governance – continued

REGULATORY COMPLIANCE STATEMENT

We recognise the impact that any legislative or regulatory breaches can have on the Group and its customers, and so we monitor and co-ordinate compliance activities through our Risk & Assurance team and each year assesses ourselves against the Regulator of Social Housing's Regulatory Standards. In this financial year, the regulatory standards comprise the economic standards (namely the governance and financial viability, value for money and rent standards) and the new consumer standards introduced from 1 April 2024 (namely the tenancy, safety and quality, transparency, influence and accountability, and neighbourhood and community standards).

We have undertaken an annual review of compliance for FY25 and following thorough assessment, the board has determined that we are fully compliant with and have delivered the outcomes required by the Regulatory Standards.

DIRECTORS' AND OFFICERS' LIABILITY INSURANCE

We have maintained Directors' and Officers' liability insurance throughout the year and up to the date of approval of the financial statements.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Statement of Internal Control

The Board acknowledges that it has overall responsibility for maintaining a sound system of internal control however recognises that no system of internal control can provide absolute assurance or eliminate all risk. Whilst the Board are ultimately responsible for this system, they delegate its operation via the Chief Executive Officer and Executive Teams and through its Governance and Committee Framework.

Review of the System of Internal Control

The system of internal control is designed to manage risk and provide reasonable assurance that key business objectives, strategies and expected outcomes will be achieved. It also exists to give assurance regarding the preparation and reliability of financial and operational information and the safeguarding of the Group's assets and interests.

The internal control framework is embedded within the day-to-day management and governance processes. This approach includes the regular evaluation of the risks that the Group may be exposed to and meets the principles of the National Housing Federation's Code of Governance.

The Board has several mechanisms in place to support the Group's systems of internal control delegated to the Chief Executive and Executive Leadership Team, for example:

A robust and up to date policy framework. The Policy framework ensures all policies are up to date, compliant with relevant legislation and that the policy framework will respond to internal & external changes.

Delegated Authority. The Group has management structures and delegations with clearly defined levels of responsibility and delegated authority. Each member of the Senior & Executive Leadership Team reviews the internal control environment & management of risks in their delegated area and presents a signed statement of compliance to support the preparation of the statement of internal control.

Comprehensive Risk Management framework, which has established a process for identifying, evaluating, and managing the significant risks faced by the Group which is cognisant of internal factors, in addition to the complex and challenging external landscape the sector is navigating. The Group has a well-established and refreshed risk appetite & risk tolerances in place, set by the Board which provide the framework in which risks are considered and assessed.

Assurance Framework (Three lines of Defence). A range of assurance activity which includes management review, second line assurance and independent assurance via external partners. The assurance framework also includes management self-assessment against regulatory standards and wider compliance activities, which it reports to Board. In this year the Group has seen its 2nd line assurance activity strengthened with further activity planned in the coming year.

Performance Framework. A comprehensive performance framework delegated to Board and individual committees which incorporates regular reporting, including reviewing performance of established Key Performance Indicators. Management and members of the Board set targets in line with the strategic plan and in line with the Groups Risk Appetite and progress against targets is reported on a regular basis with improvement actions for any performance indicators that are off track.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board – Statement of Internal Control – continued

Fraud detection & Prevention. Managed via the Fraud Working Group. The Group has a zero-tolerance policy to fraud and has in place a suite of controls to monitor and detect fraud. The employee code of conduct clearly sets out employee's responsibilities and standards of conduct and a whistleblowing policy is also in place. All suspected frauds are investigated, recorded in the fraud register, and are presented to the Audit and Risk Committee. No significant frauds have occurred during the year.

Committee Assurance. The Audit & Risk Committee receive a quarterly reports of risk management activity both operationally and strategically in addition to internal audit reports. The Board receive bimonthly Board Assurance Reports which highlight key areas of risk and risk indicators in respect of the control environment. Every committee has an established performance scorecard that will manage performance of the relevant Key Performance Indicators as per their terms of reference.

Internal and External Partners. The Groups Internal Auditors (PWC) utilise a risk-based methodology for the development of an annual plan and remain independent to the operations of the Group and report directly to the Audit & Risk Committee. The Group's External Audit partners (BDO) undertake a comprehensive programme of audit consideration and testing and present their findings to the Audit & Risk Committee.

Conclusion

It should be noted that assurance can never be absolute, the statement of assurance is not a guarantee that all aspects of the internal control system are adequate and effective. It does confirm that, based on the evidence from internal audit, risk and assurance arrangements and internal control mechanisms, there are no signs of material weaknesses in the framework of control in 2024-25.

Your Housing Group has received a strap line judgement issued by the Regulator of Social Housing of G1 V2 which is a compliant position. The Board is confident that the Group will ensure that appropriate assurance is provided on compliance with all regulatory standards within the coming financial year.

Report of the Board - Going Concern

The Group's business activities, its current financial position and factors likely to affect its future capital programmes are set out within the Strategic report. The Group continues to be affected by uncertainty from the regulatory environment, government policy and economic factors. These include inflationary and economic pressures, legislative requirements with substantial financial impact and additional consumer regulation. The period of going concern review is 18 months from the anticipated date of signing the accounts.

The Group has long-term 30-year business plans based on robust assumptions which reflect the current operating environment of the business. These have been stress tested in line with the risk register and the Board has agreed on appropriate mitigating actions where remedial action is required. The business plans and long-term debt facilities demonstrate that the Group has adequate resources to provide the finance required to support committed reinvestment, committed development programmes, loan repayments, along with the Group's day-to-day operations. Bank covenants have been met in all plans and forecasts.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Report of the Board - Going Concern - continued

The Group's liquidity metrics within the March 2025 financial plan demonstrated liquidity cover of over £100m in excess of the next 24-month group net cash requirements on both an operational and risk adjusted basis. This is a result of the delivered treasury strategy during FY25 and the updated forecasts around capital programmes.

The suite of stress tests applied to the business plan reflect the inflation, interest rate and real cost pressures currently being experienced in addition to YHG specific risks informed by the risk register. Risks addressed within the stress test scenarios modelled the following risks: interest rate, inflation, cost pressure, rental income, customer affordability, sales exposure, subsidiary and divestment. These have also been combined through a robust suite of multivariate tests. There have been no breaches noted during the period of the Going Concern assessment.

On this basis, the Board has reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, being a period of at least 12 months after the date on which the report and financial statements are signed. For this reason, it continues to adopt the going concern basis in the financial statements.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Report of the Board - Statement of the Responsibilities of the Board for the Report and Financial Statements

The board members are responsible for preparing the report of the board and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Society law and social housing legislation require the board members to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

In preparing these financial statements, the board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice: Accounting by registered social housing providers 2018 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 group and association will continue in business.

The board members are responsible for keeping adequate accounting records that are sufficient to show and explain the group and association's transactions and disclose with reasonable accuracy at any time the financial position of the group and association and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are also responsible for safeguarding the assets of the group and association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The board is responsible for ensuring that the report of the board is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

Financial statements are published on the group and association's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the group and association's website is the responsibility of the board members. The board members' responsibility also extends to the ongoing integrity of the financial statements contained therein.

The Report of the Board was approved and authorised by the Board on 2 September 2025 and signed on its behalf by:

DocuSigned by:
Michael Gaskell

Michael Gaskell
Chair

Signed by:
Jacque Allen

Jacque Allen
Group Chief Executive

Signed by:
Clare Oakley

Clare Oakley
Group Company Secretary

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Independent auditor's report to the members of Your Housing Group Limited

Opinion on the financial statements

In our opinion, the financial statements:

- give a true and fair view of the state of the Group's and of the Association's affairs as at 31 March 2025 and of the Group's and the Association's 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 Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

We have audited the financial statements of Your Housing Group Limited ("the Association") and its subsidiaries ("the Group") for the year ended 31 March 2025 which comprise the Group Statement of Comprehensive Income, the Association Statement of Comprehensive Income, the Statement of Financial Position – Group and Association, the Group Statement of Changes in Reserves, the Association Statement of Changes in Reserves, the Group Statement of Cash Flows and 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).

Basis for opinion

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

Independence

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board members' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group's and of 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.

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Independent auditor's report to the members of Your Housing Group Limited - continued**Other information**

The board are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information 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 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.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where we are required by the Co-operative or Community Benefit Societies Act 2014 to report to you if, in our opinion:

- the Group and the Association has not kept proper books of account;
- the Group and the Association has not maintained a satisfactory system of control over its transactions;
- the financial statements are not in agreement with the Group's and the Association's books of account; or
- we have not received all the information and explanations we need for our audit.

Responsibilities of the board

As explained more fully in the Statement of the Responsibilities of the Board for the Report and Financial Statements, the board 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 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 are responsible for assessing the Group and 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 intend to liquidate the Group or the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

Independent auditor's report to the members of Your Housing Group Limited - continued

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

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

Non-compliance with laws and regulations

Based on:

- our understanding of the Group and the industry in which it operates;
- discussion with management and the Your Housing Group Audit Committee; and
- obtaining and understanding of the Group's policies and procedures regarding compliance with laws and regulations;

we considered the significant laws and regulations to be 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), Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

The Group is also subject to laws and regulations where the consequence of non-compliance could have a material effect on the amount or disclosures in the financial statements, for example through the imposition of fines or litigations. We identified such laws and regulations to be related such as compliance with employment law and the health & safety legislation.

Our procedures in respect of the above included:

- review of minutes of meeting of those charged with governance for any instances of non-compliance with laws and regulations;
- review of correspondence with regulatory and tax authorities for any instances of non-compliance with laws and regulations;
- review of financial statement disclosures and agreeing to supporting documentation; and
- review of legal expenditure accounts to understand the nature of expenditure incurred.

Fraud

We assessed the susceptibility of the financial statements to material misstatement, including fraud. Our risk assessment procedures included:

- enquiry with management and the Your Housing Group Audit Committee regarding any known or suspected instances of fraud;
- review of minutes of meeting of those charged with governance for any known or suspected instances of fraud; and
- discussion amongst the engagement team as to how and where fraud might occur in the financial statements.

YOUR HOUSING GROUP LIMITED

YEAR ENDED 31 MARCH 2025

Independent auditor's report to the members of Your Housing Group Limited - continued

Based on our risk assessment, we considered the area's most susceptible to fraud to be the posting of journals, judgements and estimates made by management, and the income streams other than rental and service charges income.

Our procedures in respect of the above included:

- testing a sample of journal entries throughout the year, which met a defined risk criteria, by agreeing to supporting documentation;
- assessing significant estimates made by management for bias; and
- completing substantive procedures on income recognised in income streams other than rental and service charges income to ensure that this had been appropriately included within the recognised revenue.

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

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

A further description of our responsibilities for the audit of the 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.

Use of our report

This report is made solely to the members of the Group and the Association, as a body, in accordance with the Housing and Regeneration Act 2008 and the Co-operative and Community Benefit Societies Act 2014. 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:
BDO LLP
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BDO LLP
Statutory Auditor
Manchester, UK
Date: 02 September 2025

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

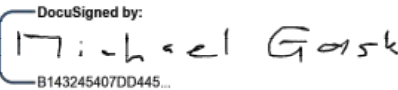
YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

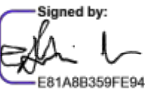
Group Statement of Comprehensive Income

		2025	2024
	Note	£'000	£'000
Turnover	3	209,706	199,334
Operating costs	3	(234,625)	(184,832)
Surplus on sale of fixed assets	5	4,193	3,249
Movement in fair value of investment properties	16	(805)	(1,633)
Operating (Loss) / surplus	7	(21,531)	16,118
Share of associates operating surplus		46	136
Interest receivable and similar income	8	4,737	4,026
Interest payable and financing costs	9	(27,834)	(32,111)
Loss on ordinary activities before taxation		(44,582)	(11,831)
Tax on surplus/(loss) on ordinary activities	10	18	(349)
Loss for the financial year		(44,564)	(12,180)
Tax (credit)/charge in relation to other comprehensive income	10	(140)	356
Actuarial gains/(losses) on defined benefit pension schemes	33	2,754	(3,784)
Restriction of non-recoverable pension surplus	33	166	747
Other comprehensive income/(expenditure)		2,780	(3,037)
Total comprehensive expenditure for the year		(41,784)	(14,861)

All amounts relate to continuing activities. The notes form an integral part of the financial statements.

Approved and authorised for issue by the Board on 2 September 2025 and signed on its behalf by:

DocuSigned by:

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Michael Gaskell
 Chair

Signed by:

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Stuart Coe
 Non-Executive Director

Signed by:

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Clare Oakley
 Group Company Secretary

YOUR HOUSING GROUP LIMITED
YEAR ENDED 31 MARCH 2025

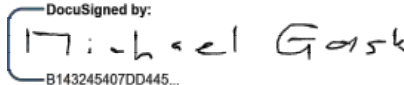
Association Statement of Comprehensive Income

		2025	2024
	Note	£'000	£'000
Turnover	3	41,086	27,223
Operating costs	3	(41,230)	(29,927)
Donation from subsidiary	3	3,646	7,104
Operating surplus	7	3,502	4,400
Investment income	8	144	139
Surplus on ordinary activities before taxation		3,646	4,539
Tax on surplus on ordinary activities	10	-	-
Total comprehensive income for the year		3,646	4,539

All amounts relate to continuing activities. The notes form an integral part of the financial statements.

Approved and authorised for issue by the Board on 2 September 2025 and signed on its behalf by:

DocuSigned by:

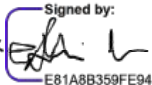


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Michael Gaskell

Chair

Signed by:



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Stuart Coe

Non-Executive Director

Signed by:



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Clare Oakley

Group Company Secretary

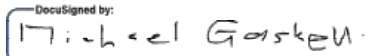
YOUR HOUSING GROUP LIMITED
AS AT 31 MARCH 2025

Statement of Financial Position – Group and Association

		Group		Association	
	Note	2025	2024	2025	2024
		£'000	£'000	£'000	£'000
Fixed assets					
Intangible assets	13	3,528	3,880	-	-
Tangible fixed assets - housing properties	14	1,234,748	1,206,702	-	-
Tangible fixed assets - other	15	20,626	21,703	-	-
Investment properties	16	71,609	72,114	-	-
Investments	17	3,482	3,588	50,051	50,051
Investment in associates	17	2,754	2,724	-	-
		1,336,747	1,310,711	50,051	50,051
Current assets					
Stock and work in progress	18	60,718	67,383	-	-
Debtors due within one year	19	37,236	36,944	382	1,429
Debtors due after more than one year	19	57,108	48,884	-	-
Cash and cash equivalents	20	68,711	79,821	11,860	6,571
		223,773	233,032	12,242	8,000
Creditors: Amounts falling due within one year	21	(140,466)	(79,651)	(5,244)	(4,648)
Net current assets		83,307	153,381	6,998	3,352
Total assets less current liabilities		1,420,054	1,464,092	57,049	53,403
Creditors: Amounts falling due after more than one year	22	(1,142,973)	(1,141,541)	-	-
Provisions for liabilities					
Provisions	27	(42,895)	(40,547)	-	-
Defined benefit pension liability	33	(9,029)	(15,214)	-	-
Total net assets		225,157	266,790	57,049	53,403
Capital and reserves					
Income and expenditure reserve		208,584	249,411	57,049	53,403
Revaluation reserve		16,573	17,379	-	-
Total capital and reserves		225,157	266,790	57,049	53,403

The notes form an integral part of the financial statements.

These financial statements were approved and authorised for issue by the Board on 2 September 2025 and signed on its behalf by:

Signed by:

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Michael Gaskell
 Chair

Signed by:

 EB1A8B359FEB49D...
Stuart Coe
 Non-Executive Director

Signed by:

 64A1EFB7406549B...
Clare Oakley
 Group Company Secretary

YOUR HOUSING GROUP LIMITED
AS AT 31 MARCH 2025

Group Statement of Changes in Reserves

	Income and expenditure reserve	Revaluation reserve	Total
	£'000	£'000	£'000
At 1 April 2023	262,686	18,965	281,651
Loss for the year	(12,180)	-	(12,180)
Actuarial loss on defined benefit pension schemes	(3,037)	-	(3,037)
Taxation in respect of other comprehensive income	356	-	356
Other comprehensive loss for the year	(2,681)	-	(2,681)
Transfers	1,586	(1,586)	-
At 31 March 2024	249,411	17,379	266,790
Surplus for the year	(44,564)	-	(44,564)
Actuarial gains on defined benefit pension schemes	2,920	-	2,920
Opening balance adjustment	151	-	151
Taxation in respect of other comprehensive income	(140)	-	(140)
Other comprehensive income for the year	207,778	17,379	225,157
Transfers	806	(806)	-
At 31 March 2025	208,584	16,573	225,157

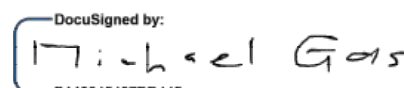
YOUR HOUSING GROUP LIMITED
AS AT 31 MARCH 2025

Association Statement of Changes in Reserves

	Income and expenditure reserve	Total
	£'000	£'000
At 1 April 2023	48,864	48,864
Surplus for the year	4,539	4,539
At 31 March 2024	53,403	53,403
At 1 April 2024	53,403	53,403
Surplus for the year	3,646	3,646
At 31 March 2025	57,049	57,049

The notes form an integral part of the financial statements.

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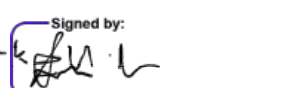


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Michael Gaskell

Chair

Signed by:



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Stuart Coe

Non-Executive Director

Signed by:



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Clare Oakley

Group Company Secretary

YOUR HOUSING GROUP LIMITED
AS AT 31 MARCH 2025

Group Statement of Cash Flows

	Note	2025	2024
		£'000	£'000
Net cash generated from operating activities	30	66,854	59,733
Cash flows from investing activities			
Purchase and construction of fixed asset housing properties	14	(103,720)	(102,169)
Purchase of other fixed assets	15	(919)	(3,222)
Purchase of intangibles	13	(1,240)	(815)
Purchase of investment properties	16	(343)	(2,940)
Sale of other fixed assets		7,664	8,141
Fixed asset investments		16	136
Social housing grant received	25	129	4,970
Interest received		107	1,331
Net cash used in investing activities		(98,306)	(94,568)
Cash flows from financing activities			
Interest paid		(28,428)	(32,876)
Bank loans received		128,912	101,000
Bank loans repaid		(80,142)	(23,227)
Other		-	(91)
Net cash from financing		20,342	44,806
Net change in cash and cash equivalents		(11,110)	9,971
Cash at beginning of year		79,821	69,850
Cash at end of year		68,711	79,821

The notes form an integral part of the financial statements.

YOUR HOUSING GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

Notes to the financial statements

1. Legal status

The Association is registered under the Co-operative and Community Benefit Societies Act 2014 and is a registered housing provider. The registered office address is Youggle House, 130 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH.

The principal activity includes the provision of affordable homes to rent, homes for sale, sheltered and supported accommodation for older people, and hostels and foyer accredited schemes which support vulnerable people.

The Group includes several smaller entities which help to support principal activities. These include development companies which are registered companies. The Group also includes a limited liability partnership which provides non-social housing for rental and a limited company which provides management and maintenance services of extra care housing facilities under a PFI contract. Further details can be found in note 32.

2. Accounting policies

Basis of accounting

The financial statements of the Group and Association are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP), including Financial Reporting Standard 102 (FRS102) and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022.

The functional and presentational currency is Sterling (£). The Association is a Public Benefit Entity.

The parent Association has applied the following disclosure exemptions:

- the requirement to present a statement of cash flows and related notes
- financial instrument disclosures, including:
 - categories of financial instruments
 - items of income, expenses, gains or losses relating to financial instruments
 - exposure to and management of financial risks
- the practical expedient under Section 11.20 to account for changes required by interest rate benchmark reform.

Going concern

The Group has a long-term 30-year business plan based on robust assumptions which reflect the current operating environment of the business and the delivery of the Corporate Plan and associated strategies. Bank covenants have been met in all plans and forecasts, with performance delivering headroom against the Board approved golden rules throughout the life of the plan.

Similarly, the Group liquidity position is strong, with facilities available to support Group cashflows through to a large refinancing point in FY28 within Your Housing Limited (YHL).

The Group plan has been stress tested in line with the Group's key risks to quantify the impact on loan covenants and security position for the externally funded entities within the Group and has assessed the liquidity impact of the scenarios for the non-funded entities. Board have agreed on appropriate

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies – continued

Going concern - continued

mitigating actions where remedial action is required, demonstrating long-term viability under times of financial stress. The only stress tests requiring any remedial action during the period of the going concern review were multivariate scenarios within YHL. All of which can be fully mitigated with Board approved actions, hence no breaches remained during the period of going concern assessment.

The business plans and long-term debt facilities demonstrate that the Group has adequate resources to provide the finance required to support committed reinvestment, committed development programmes, loan repayments, along with the Group's day-to-day operations. The Group's liquidity cover within the FY25 financial plan demonstrated liquidity cover of over £80m in excess of the next 24-month group net cash requirements. This supports the Group cashflows through to a July 2027 refinancing point within YHL.

On this basis, the Board has reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, being a period of at least 12 months after the date on which the report and financial statements are signed. For this reason, it continues to adopt the going concern basis in the financial statements.

Basis of consolidation

The Group financial statements consolidate the financial statements of the Association and all of its subsidiaries at 31 March 2025 using the purchase method.

The consolidated financial statements incorporate the financial statements of the Association and entities controlled by the Group. Control is achieved where the Group has the power to govern the financial and operating policies of an entity to obtain benefits from its activities.

Where the Group has control but does not own 100% of a subsidiary, the entire results for the year are included in the Group financial statements and the non-controlling interests are shown in the Statement of Financial Position.

All intra-group transactions, balances, and unrealised gains on transactions between Group companies are eliminated on consolidation.

Investments in subsidiaries are accounted for at cost less impairment in the individual financial statements.

Business combinations and goodwill

Business combinations are accounted for by applying the purchase method. The cost of a business combination is the fair value of the consideration given, liabilities incurred or assumed and of equity instruments issued plus the costs directly attributable to the business combination. Where control is achieved in stages the cost is the consideration at the date of each transaction.

On acquisition of a business, fair values are attributed to the identifiable assets, liabilities, and contingent liabilities unless the fair value cannot be measured reliably, in which case the value is incorporated in goodwill. Intangible assets are only recognised separately from goodwill where they are separable and arise from contractual or other legal rights. Where the fair value of contingent

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies – continued

Business combinations and goodwill - continued

liabilities cannot be reliably measured, they are disclosed on the same basis as other contingent liabilities.

Where the cost of the business combination exceeds the fair value of the group's interest in the assets, liabilities and contingent liabilities acquired, negative goodwill arises. The Group, after consideration of the assets, liabilities and contingent liabilities acquired and the cost of the combination, recognises negative goodwill on the balance sheet and releases this to profit and loss, up to the fair values of non-monetary assets acquired, over the periods in which the non-monetary assets are recovered and any excess over the fair value of non-monetary assets in the income statement over the period expected to benefit.

Goodwill recognised represents the excess of the fair value and directly attributable costs of the purchase consideration over the fair values to the group's interest in the identifiable net assets, liabilities and contingent liabilities acquired.

Goodwill is amortised over its expected useful life which is estimated to be the life of the PFI which is 30 years. Goodwill is assessed for impairment when there are indicators of impairment, and any impairment is charged to the income statement.

Associates

Undertakings that are not subsidiaries but where the Group has significant influence are classified as associates (i.e. the power to participate in the financial and operating policy decisions) and are accounted using the equity method of accounting, accounting for the Group's share of assets and liabilities.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies - continued

Turnover and revenue recognition

Turnover comprises rental income receivable in the year, income from shared ownership first tranche sales, sales of properties built for sale, management services revenue, service charges receivable, PFI Income and government grants received or amortised. Turnover is accounted for at the invoiced value (excluding VAT) of goods and services supplied in the year and revenue grants receivable in the year.

Management services revenue is recognised monthly in accordance with the management agreements.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids. Rental income is recognised on a straight-line basis in accordance with the tenancy agreement.

Service charge income is recognised in the period to which it relates, based on the charges set for the tenant, net of any voids and adjusted for any surpluses or deficits at the year end.

Income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the sale. Charges for support services funded under Supporting People are recognised as they fall due under the contractual arrangements with Administering Authorities.

PFI income is recognised in respect of the services provided as contractual obligations are fulfilled in respect of those services and in line with the fair value of the consideration receivable.

Major maintenance costs are recognised on an incurred basis and any revenue receivable in respect of these services is recognised when the services are performed.

Donations from subsidiaries

The Association receives gift aid from other group entities. All donations from subsidiaries are cash transfers and recognised on receipt.

Employee Benefits

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

Termination benefits are incurred in the period that detailed formal restructuring plans are communicated to those affected by it.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies - continued

Interest receivable and payable

Other interest receivable and similar income include interest receivable on funds invested and interest recognised on the finance debtor based upon the finance debtor accounting policy below.

Interest income and interest payable are recognised in profit or loss as they accrue, using the effective interest method. Other interest payable is charged to the Statement of Comprehensive Income in the year using the effective interest method.

Capitalised Interest

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

- a) Interest on borrowing specifically financing the development programme after deduction of related grants in advance; or
- b) A fair amount of interest on borrowings of the Association as a whole after deduction of Government Grant received in advance to the extent that they can be deemed to be financing the development programme.

Taxation

Current tax is recognised for the amount of income tax payable in respect of the taxable surplus for the current or past reporting period using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred taxation

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated. Deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. If and when all conditions for retaining tax allowances for cost of a fixed asset have been met, the deferred tax is reversed.

Deferred tax is recognised when income and expenses from a subsidiary or associate have been recognised, and will be assessed for tax in a future period, except where:

- The Group can control the reversal of the timing difference, and
- It is probable that the timing difference will not reverse in the foreseeable future.

Deferred tax relating to investment property that is measured at fair value is measured using the tax rates and allowances that apply to the sale of the asset, except for investment property that has a limited useful life and is held in a business model whose objective is to consume substantially all the economic benefits embodied in the property over time.

Deferred tax is calculated using the tax rates and law that have been enacted or substantively by the reporting date that are expected to apply to the reversal of the timing difference.

Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. Deferred tax assets and liabilities are only off set where there is a legal right to do so.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Accounting policies - continued

Deferred tax - continued

Movements in actuarial assumptions can lead to the recognition of gains and losses in respect to the impact of these assumptions on pension liabilities and assets. These movements are non-cash movements and as such can create timing differences in respect of tax which would be reflected through deferred tax assets and liabilities.

VAT

The Group charges Value Added Tax (VAT) on some of its income and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent that it is suffered by the Group and is not recoverable from HM Revenue and Customs. The balance of VAT payable or recoverable at the year-end is included as a current liability or asset.

Housing properties

Housing properties are assets for rent held to provide social housing or other social benefit. Values are at cost less accumulated depreciation and impairment losses. Costs include acquisition, development and interest incurred during development.

Costs of shared ownership properties are apportioned based on the percentage of the expected first tranche sales. The part expected to be sold in the first tranche is recognised as a current asset and the remaining share is recognised as a fixed asset within housing properties.

Housing properties are divided into separate components. Components are replaced at the end of their useful life. On replacement, the cost of the new component is recognised; the cost of the old component is derecognised. Any work that increases net rental income, reduces repair costs or extends the life of the asset is capitalised as improvements.

Capitalisation of property development costs

Land remediation, construction contracts and staff costs are capitalised once development begins. Costs are measured using the allocation of costs estimate detailed above. Capitalisation ceases when the asset come into use. The budgeted costs approved by Board during the appraisal process are monitored throughout development. If a development is aborted, its costs are written off to income and expenditure.

Capitalisation of interest

Interest is capitalised while developments are in progress based on the weighted average cost of capital and the total capital employed less any grant received in relation to the underlying asset base.

Donated land and other assets

Land and other assets donated by local authorities and other government sources are added to cost at the fair value of the land at the time of the donation. Where the land is not related to a specific development and is donated by a public body an amount equivalent to the increase in value between fair value and consideration is paid as a non-monetary government grant and recognised on the statement of financial position as deferred income within liabilities. Where the donation is from a non-public source, the value of the donation is included as income.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Accounting policies - continued

Investment properties

Investment properties include commercial and residential properties held for rental income at market rates, capital appreciation, or both. Initial recognition is at cost with revaluation through profit or loss at each reporting date. Movements in fair value are recognised in the Statement of Comprehensive Income.

Annual revaluations are external valuations as determined by the Investment Property Revaluation Policy. Valuations will be in line with current methods and assumptions as given in the RICS Valuation Global Standards (the "Red Book").

Accurate valuation of investment properties in development is not possible. Cumulative cost is used during development with revaluation at the first reporting date after completion.

Investment in subsidiaries and associates

Investments in subsidiaries and associates are accounted for at cost less impairment in the individual financial statements.

Impairment of investment in subsidiaries

The Association has investments in subsidiaries specialising in investment properties and properties under construction. The investment properties owned by the subsidiaries are revalued annually by an expert in line with the Investment Property Revaluation Policy. Valuations are in line with current methods and assumptions as given in the RICS Valuation Global Standards.

If the investment properties or properties under construction are devalued, management will consider the requirement of an impairment to the investment.

Shared equity investment

The Group has a number of historic equity loans granted to assist home buyers. Loans are secured and have an interest free period, after which monthly interest is due. Loans are settled on sale of the property or earlier at the borrower's choice. Repayment of the capital is based on the percentage of the current market value of the property.

Inventories - repairs stock

Repairs stock consists of materials for the repair and maintenance of properties. Stock is valued at the lower of cost or estimated selling price less costs to complete.

Bad debts

The bad debt policy is in line with the debt collection policy. The debt collection policy considers the length of time the invoice has been overdue or whether it is being disputed, the financial viability of the debtor, if there has been a default on a payment plan or if there are ongoing settlement discussions as management judge this as indication of recoverability.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Accounting policies – continued

Bad debts – continued

Tenant Arrears are provided for in accordance with the stage in the collection process:

Age of Arrear	Collection Stage	Provision Value
2–3 months	Early Intervention	10%
4–6 months	Notice Seeking Possession	25%
7–9 months	Litigation	50%
>9 months	Enforcement	100%

Non-tenant debt is provided for on an individual basis, with debts being assessed monthly to determine if there any known factors which would call into question the recoverability of the debt. The non-tenant bad debt provision is £23k (2024 £59k).

Allocation of Costs

Group overhead costs are recharged to subsidiary entities and tenure types based on unit numbers. Where the Association has a mixed tenure, during construction, costs of assets under construction are allocated between the different tenure types based on unit numbers, and on completion, based on square footage of each property.

Government grants taken to income

Government grants include those received from Homes England, local authorities and other government bodies.

Grants relating to revenue are recognised in income over the same period as the related expenditure once reasonable assurance has been gained that the entity will comply with the grant conditions and the funds will be received. Grants received in advance are recognised in current liabilities.

Government grants amortised

Government grants include those received from Homes England, local authorities and other government bodies.

Grants relating to housing properties are recognised under the accruals model over the useful life of the property structure, being 100 years. By agreement with Homes England, grants received for housing properties are subordinated to the repayment of loans. Grants released on disposal of properties are repayable but are normally available to be recycled through the Recycled Capital Grant Fund. Recycled grants are recognised as a creditor in the Statement of Financial Position.

If there is no requirement to recycle or repay grants on disposal of assets, any unamortised grant remaining is recognised as income in the Statement of Comprehensive Income. The value of government grants and amortisation in the year are disclosed in note 26.

Other grants

Other grants are recognised under the performance model. A grant without specific future performance conditions is recognised as revenue when the grant proceeds are received or due. A grant with specific future performance conditions is recognised when these conditions are met. Until such conditions are met, the grant is recognised as a liability.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies - continued

Depreciation of housing properties

Housing property components are held separately and depreciated on a straight-line basis to reduce the cost of each component over its useful economic life. Freehold land is not depreciated. Leasehold properties are depreciated over the shorter of the life of the lease or their estimated useful economic lives in the business.

The useful economic lives of each component are:

• Structure	100 Years
• Structure – modular homes	60 Years
• Roofs	60 Years
• Kitchens	20 Years
• Bathrooms	30 Years
• Electrical Systems	30 Years
• Doors	30 Years
• Windows	30 Years
• Boilers	15 Years
• Air Source Heat Pumps	20 Years
• Solar PV Panels	20 Years
• Central Heating	40 Years
• Loft Insulation	30 Years
• Renewable technology	20 Years
• Aids and Adaptations	5 Years
• Energy Efficiency	50 Years
• Gutters and Facias	30 years
• Compartmentalisation (Fire Safety)	30 Years
• Internal Fire Doors (Fire Safety)	15 Years
• Flat Entry Fire Doors	25 Years
• Hard Wired Fire Alarms / Smoke Detectors	10 Years
• Communal assets	10 - 30 years

Impairment

Housing properties are reviewed at least once per year to identify impairment triggers. Where impairment triggers are found, a full impairment assessment takes place. If the carrying amount of the cash generating unit is higher than its recoverable value, an impairment charge is recognised in operating expenditure. Where properties are not deemed to provide their service potential, the recoverable amount is its fair value less costs to sell.

For all other assets, the approach to impairment is to consider the future economic value of capitalised project spend.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies - continued

Other tangible fixed assets

Other tangible fixed assets are recognised at cost less accumulated depreciation and impairment losses. Assets are held separately and depreciated on a straight-line basis to reduce the cost of each asset over its useful economic life.

The useful economic lives of other assets are:

Component	UEL
Freehold office buildings	40 years
Leasehold property	Lower of life of lease or 40 years
Communal assets	10 - 30 years
Garages	25 years
Furniture, fixtures, fittings & office equipment	5 years
Mobile technology	2 years
Computer hardware and telephony equipment	4 years
Motor vehicles	4 years

Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation and impairment losses. Assets are held separately and amortised on a straight-line basis to reduce the cost of each asset over its useful economic life.

The useful economic lives of intangible assets are:

- Computer software 5-10 years
- Goodwill - Life of investment

Leased assets

Finance leases are recorded where substantially all the risks and rewards of ownership are transferred to the Group. All others are recorded as operating leases.

Assets held under finance leases are recognised at the lower of its fair value or the present value of the minimum lease payments as at the lease inception. The finance lease obligation is recognised as a liability in the statement of financial position. Lease payments are split between finance charges and a reduction of the lease obligation using the effective interest method to achieve a constant rate of interest on the remaining liability. Finance charges are deducted in measuring the surplus or deficit. Assets held under finance leases are held in tangible fixed assets and depreciated and assessed for impairment in the same way as owned assets.

Operating lease payments are charged to the statement of comprehensive income on a straight-line basis over the lease term.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies - continued

Leased assets – continued

Lease incentives are recognised as a reduction to the lease expense over the lease term on a straight-line basis.

Properties for sale

The first tranche of shared ownership properties and properties developed for outright sale (including those in development) are held at the lower of cost and net realisable value. Cost includes construction costs, development staff, direct development overheads and capitalised development interest. Net realisable value is based on an estimated sales price after allowing for costs of completion and disposal.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. The Group is obligated to keep a separate cash reserve for Advantage (Cheshire) Limited, in respect of future major maintenance costs. This restricted cash balance amounts to £1,489k (2024: £1,459). Similarly, Advantage (Cheshire) Limited hold a restricted cash balance comprising of ringfenced insurance cash of £1,045k as at 31 March 2025 (2024: £769k). Both sums are shown in the Group balance sheet within the “cash at bank and in hand” balance, which was £68,711k at 31 March 2025 (2024: £79,821k).

Debtors and creditors

Short term debtors and creditors are measured at transaction price. Debtors are shown less any impairment. Where deferral of payment terms has been agreed below market rate, and where material, the balance is shown at the present value, discounted at a market rate.

Loans receivables are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Sinking funds

Sinking Fund income is collected through service charges and leaseholder property sales, moved to the Sinking Funds creditor account and released when the corresponding expenditure is incurred.

Finance debtor and services income

A subsidiary within the Group is an operator of a Private Finance Initiative (PFI) contract, which was entered into prior to transition to FRS 102. Therefore, the accounting has been continued using the accounting policies applied prior to the date of transition to FRS 102 as follows. The underlying asset was not deemed to be an asset of the Company under section 35 of FRS 102 because the risks and rewards of ownership as set out in that Standard are deemed to lie principally with the Local Authority.

During the construction phase of the project, all attributable expenditure was included in amounts recoverable on contracts and turnover. Upon becoming operational, the costs were transferred to the finance debtor. During the operational phase unitary charge receipts are included within turnover, finance debtor and interest receivable.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Accounting policies - continued

Finance debtor and services income - continued

Finance debtor and contractual receivables are classified as loans and receivables as defined in FRS 102. As they meet the conditions of a basic financial instrument under Section 11.9 of FRS 102. They are initially recognised at the fair value of the consideration receivable under the contract and are then stated at amortised cost.

The subsidiary recognises income in respect of the services provided as it fulfils its contractual obligations in respect of those services and in line with the fair value of the consideration receivable in respect of those services. Major maintenance costs are recognised on an incurred basis and the revenue receivable in respect of these services is recognised when the services are performed.

Insurance debtor

A reimbursement asset has been recognised in relation to insurance recoveries following a fire at an extra care scheme of which a rebuild provision has been recognised to reinstate the destroyed asset. An insurance recovery asset has been recognised based on the existence of a valid insurance policy that includes cover for the incident and a claim is expected to be settled by the insurer.

Loan issue costs

Costs incurred on the issue of loan finance are initially recorded as a deduction from the gross proceeds of the loan and included in creditors greater than one year. The costs are then subsequently amortised to the Statement of Comprehensive Income over the term of the loans.

Financial instruments – debt

Financial instruments which meet the criteria of a basic financial instrument as defined in Section 11 of FRS102 are accounted for under an amortised cost model.

Non-basic financial instruments are recognised at fair value using a valuation technique. For non-basic financial instruments FRS102 section 12 has been applied.

All non-basic financial instruments relate to interest rate swaps.

Provisions for liabilities

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation, and a reliable estimate can be made of the amount of obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the presentation obligation at the end of the reporting period, taking into account the risk and uncertainties surrounding it.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at its present value, using a pre-tax discount rate. The unwinding of the discount is recognised as a finance cost in the Statement of Comprehensive income, in the period it arises.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Accounting policies - continued

Pension costs

The Group participates in one multi employee defined benefit schemes the Social Housing Pension Scheme (SHPS) and a defined benefit scheme: The Arena Group Pension Scheme.

The SHPS scheme applies defined benefit accounting. The scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates. The net surplus or deficit is presented separately from other net assets on the statement of financial position. This has been recognised within the defined benefit pension liability on the face of the statement of financial position.

The current service cost and costs from settlements and curtailments are charged against operating surplus. Past service costs are recognised in the current reporting period within the income and expenditure account. Interest is calculated on the net defined benefit liability. Remeasurements are reported in other comprehensive income. Refer to note 33 for more details.

As at the year ended 31 March 2025, the net defined benefit pension deficit liability was £8,974k (2024: £15,152k).

A pension scheme liability is recognised to the extent that the company has a legal or constructive obligation to settle the liability. Current service cost and costs from settlements and curtailments are charged against operating surplus. Past service costs are spread over the period until the benefit increases vest. Interest is calculated on the net defined benefit liability. Re-measurements are reported in other comprehensive income. The Group is no longer an active member of the scheme.

For the Arena Group Pension Scheme, the scheme is closed to future accrual. The pension scheme assets and liabilities are valued using the same methodology as the Staffordshire County Council Pension Fund, recognising the fair value of the pension scheme assets and the liabilities using a projected unit credit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. The pension scheme surplus is only recognised to the extent that the Group can recover the surplus through ownership of the asset returns.

The current service costs and costs from settlements and curtailments are charged against operating surplus. Past service costs are recognised in the current reporting period. Net interest costs are calculated by applying the discount rate to the net defined benefit liability and are recognised in the Statement of Comprehensive Income as a finance cost. Re-measurements are reported in other comprehensive income.

As at the year ended 31 March 2025, the net defined benefit pension surplus was £1,825k (2024: £1,896k). Defined benefit pension scheme surpluses are limited to the extent they are considered recoverable either through reduced contributions or agreed refunds from the scheme. Neither are applicable and therefore the surplus is restricted to nil.

For the defined contribution arrangements, the amount charged to the Statement of Comprehensive Income in respect of pension costs is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies - continued

Pensions costs - continued

Guaranteed Minimum Pension is a portion of pension that was accrued by individuals who were contracted out of the Stated Second Pension prior to 6 April 1997. The rate at which GMP was accrued, and the date it is payable, is different for men and women, meaning there is inequality for male and female members who have GMP. The liability was first included in the accounts for the year ended 31 March 2020, any change in the allowance to 31 March 2025 has been taken to the Statement of Comprehensive Income.

In October 2022 a second ruling in the Lloyds bank case clarified that compensation would be required to members who transferred benefits out since May 1990. The Government has not yet acknowledged a liability in public service schemes nor indicated in the liability. For all three of the Group's pensions schemes, the actuaries have confirmed that at present there is no methodology to calculate what the potential liability will be. Therefore, this has not been factored into the year-end liability.

Reserves

The revenue reserves are unrestricted and available for use within the Group's activities. The revaluation reserve is the difference between fair value and historic costs for the affected assets.

Significant judgements and estimates

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

Judgements

Categorisation of housing properties

In determining the intended use, the Association has considered if the asset is held for social benefit or to earn commercial rentals. There may be tenure types where it will be a matter of judgement whether they should be categorised as investment property or housing property. In such circumstances, the Association will consider whether the property is operating at below market rent for the wider benefit of the community and whether the association is subsidising the properties and operating them at a loss in order to continue providing a service.

The classification of the Association's properties is a significant judgement which directly impacts the statutory net asset position, as housing properties are held at the lower of cost and net realisable value. The Association continually reviews properties for changes in use that could subsequently change the classification of properties. A change in use occurs if property meets, or ceases to meet, the definition of investment property which is more than a change in management's intentions. The fact patterns associated with changes in the way in which properties are utilised are considered on a case-by-case basis and to the extent that a change in use is established, property reclassifications are reflected appropriately.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies – continued

Significant judgements and estimates - continued

Impairment

An impairment review is performed at least once per year. Each business area uses judgement to identify where impairment triggers, if any, exist. Where impairment triggers are found, such as high level of void properties or a slowdown in shared-ownership sales, a full impairment assessment takes place. If the carrying amount of the cash generating unit is higher than its recoverable value, an impairment charge is recorded. Management judgement is applied in determining the recoverable value and therefore the impairment charge. The impairment charge for the year was £46,584k (2024: £5.5m) and release for the year was £71k (2024: nil) and is disclosed in note 14.

Finance debtor and services concession

The Group makes judgements on the recoverability of the Finance Debtor, based on the receipt of unitary fee in accordance with the contractual payment mechanism contained in the PFI Project Agreement. The PFI finance debtor is disclosed in note 19. The finance debtor due less than one year is £nil (2024: £1,133k), due after more than one year is £49,113k (2024: £47,648k).

Provisions

Management judgement is applied in determining the likelihood of the Group being required to settle present obligations and in estimating the consideration required. The group makes assumptions to determine the timing and its best estimate of the number of its liabilities for which provisions are held.

The Group continually reviews at each reporting date the identified risks that it is aware of to ensure that the amount of the provision remains appropriate. The Group also continually reviews its utilisation of the provision, releasing it in line with the expenditure, which was provided for, or adjusting as necessary in line with the remaining obligation at the reporting date.

Provisions are disclosed in note 27 and were £42,895k in total as at 31 March 2025 (2024: £40,547k). Following the fire at Beechmere, a provision has been made for rebuild costs which cannot be avoided due to the terms of the PFI Agreement. Provision has also been carried forward for fire safety works at the other buildings which relates mostly to retentions. Neither the rebuild nor fire safety works are eligible for capitalisation as they relate to PFI assets.

Estimates

Useful economic lives (UEs) of rental-only social housing properties

The Association believes that the UEs are reasonable based on its experience. The most material assumptions are the UEs of rental-only social housing property components. Carrying value of rental-only social housing property components as of 31 March 2025 is £287,085k. UEs are reviewed by Management at each reporting date with the input of the Association's repairs and maintenance team. Uncertainties in these estimates relate to technological advances, changes in the expected use and changes to decent homes standards.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Accounting policies - continued

Significant judgements and estimates - continued

Fair value of investment properties

At the reporting date, the Group holds £71,609k of residential investment properties, of which £66,884k relates to market rent properties valued by Jones Lang LaSalle (JLL). Valuations have been prepared on the basis of Market Value subject to the existing Tenancies (MV-T).

Each scheme has been valued individually in order to reflect the different risks and opportunities associated with each, with specific reference to stock condition survey data and a 30-year planned maintenance programme.

The following assumptions have been used:

Discount rate (income)	8.0% - 8.5%
Exit Yields	5.5% - 6.0%
Rental growth (Years 1-5)	2.55%-3.5%
Stamp Duty Land Tax	At the prevailing rate

The most sensitive of these assumptions is the discount rate. An increase in the discount rate of 1% would reduce the valuation of the market rent properties by £1,723k or approximately 1.2%.

Provisions

Management has estimated the cost of rebuilding Beechmere and completing the fire safety works on the other four Meres to establish the provision required. The estimate is based on detailed and up to date quotes from the Group’s appointed contractor, but the actual cost could increase significantly in the future due to external factors such as rising raw material and labour costs. A 10% increase in the cost of the rebuild and fire safety works would increase the provision required by £3,899k.

Defined Benefit Obligations (DBO)

Management’s estimate of the DBO is based on several critical underlying assumptions such as rates of inflation, mortality, discount rate and future salary increases. Variations in these assumptions may significantly impact the DBO amount and the annual defined benefit expense. The assumptions used to calculate the total liability are disclosed in note 33.

The sensitivity of the liabilities in the Scheme to each significant actuarial assumption is summarised in the following table, showing the impact on the defined benefit obligation if each assumption is altered by the amount specified in isolation, whilst assuming that all other variables remain the same. In practice, this approach is not necessarily realistic since some assumptions are related.

This sensitivity analysis applies to the defined benefit obligation only and not to the net defined benefit pension liability, the measurement of which depends on a number of factors including the fair value of plan assets.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Accounting policies - continued

Significant judgements and estimates – continued

Note: as these are changes in actuarial assumptions, almost all of the in-year impact of any change would be included in other comprehensive income.

	Change in assumption	Change in liabilities
Discount rate	Increase of 0.1% p.a.	Decrease by 1.5%
Rate of inflation	Increase of 0.1% p.a.	Increase by 1.5%
Rate of salary growth	Increase of 0.1% p.a.	Increase by 0.0%
Rate of mortality	Probability of surviving each year increased by 10%	Increase by 1.7%

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

3. A) Particulars of turnover, cost of sales, operating costs and operating surplus - Group

	Turnover	Cost of sales	Operating costs	Operating surplus / (deficit)
	2025	2025	2025	2025
	£'000	£'000	£'000	£'000
Social housing lettings (note 4)	178,651	-	(207,899)	(29,248)
Other social housing activities				
Shared ownership first tranche	22,152	(18,596)	-	3,556
Supporting people contract	1,866	-	(1,806)	60
Neighbourhood regeneration	45	-	(1,259)	(1,214)
Development costs not capitalised	-	-	(252)	(252)
Management services	1,545	-	(2,068)	(523)
Other	1	-	(249)	(248)
	25,609	(18,596)	(5,634)	1,379
Non-social housing activities				
Lettings (note 3c)	5,061	-	(2,496)	2,565
Outright property sales	385	-	-	385
	5,446	-	(2,496)	2,950
	209,706	(18,596)	(216,029)	(24,919)

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

	Turnover	Cost of sales	Operating costs	Operating surplus / (deficit)
	2024	2024	2024	2024
	£'000	£'000	£'000	£'000
Social housing lettings (Note 4)	165,119	-	(153,814)	11,305
Other social housing activities				
Shared ownership first tranche	25,495	(20,425)	-	5,070
Supporting people contract	1,956	-	(1,805)	151
Charges for support services				
Neighbourhood regeneration	45	-	(1,121)	(1,076)
Development costs not capitalised	-	-	(162)	(162)
Management services	1,525	-	(22)	1,503
Other	-	-	1,500	1,500
	29,021	(20,425)	(1,610)	6,986
Non-social housing activities				
Lettings (note 3c)	5,050	-	(3,567)	1,483
Outright property sales	144	(103)	-	41
Leaseholder buybacks	-	-	(5,313)	(5,313)
	5,194	(103)	(8,880)	(3,789)
	199,334	(20,528)	(164,304)	14,502

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

3. B) Particulars of turnover, cost of sales, operating costs and operating surplus – Association

	Turnover	Operating costs	Operating surplus
	2025	2025	2025
	£'000	£'000	£'000
Management and development services	41,086	(41,230)	(144)
Donation from subsidiary	-	-	3,646
	41,086	(41,230)	3,502

	Turnover	Operating costs	Operating surplus/ (deficit)
	2024	2024	2024
	£'000	£'000	£'000
Management and development services	27,223	(29,927)	(2,704)
Donation from subsidiary	-	-	7,104
	27,223	(29,927)	4,400

3. C) Particulars of turnover from non-social housing lettings - Group

	2025	2024
	£'000	£'000
Full market rent	4,358	3,719
Intermediate market rent	-	732
other	703	599
	5,061	5,050

Intermediate market rent has been classified as social housing. 2024 was deemed immaterial so no restatement has been made.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

4. Particulars of income and expenditure from social housing lettings - Group

	General needs housing £'000	Supported housing* £'000	Low cost home ownership £'000	Other £'000	Total 2025 £'000	Total 2024 £'000
Rent receivable net of service charges	103,121	21,967	6,987	4,170	136,245	125,826
Service charges receivable	5,173	17,918	5,045	903	29,039	28,037
Charges for support services	11	62	(12)	-	61	124
Facility fee	-	-	-	496	496	-
Amortised government grant	3,367	1,131	621	10	5,129	4,931
Other income	322	4,085	47	3,227	7,681	6,201
Turnover from social housing lettings	111,994	45,163	12,688	8,806	178,651	165,119
Operating expenditure						
Management	(31,877)	(12,394)	(1,175)	(2,648)	(48,094)	(50,747)
Service charge costs	(5,215)	(17,412)	(4,115)	(2,459)	(29,201)	(29,814)
Routine maintenance	(26,093)	(2,391)	(334)	(669)	(29,487)	(24,680)
Planned maintenance	(5,883)	(7,858)	(3,446)	(330)	(17,517)	(21,091)
Major repairs	(813)	(3,326)	(109)	(1)	(4,249)	(2,185)
Rent losses from bad debts	(654)	(158)	(34)	42	(804)	755
Housing property depreciation	(16,850)	(8,126)	(1,229)	(762)	(26,967)	(20,978)
Housing property impairment		(46,584)	-	-	(46,584)	(219)
Ground rent	(640)	(5)	(19)	(6)	(670)	(712)
Cost of support services	(9)	(805)	(24)	(60)	(898)	(852)
PFI payment to Sapphire Extra Care Limited	-	(1,749)	(1,248)	(431)	(3,428)	(3,291)
Operating expenditure on social housing lettings	(88,034)	(100,808)	(11,733)	(7,324)	(207,899)	(153,814)
Operating surplus/(losses) on social housing lettings	23,960	(55,645)	955	1,482	(24,248)	11,305
Void losses	(2,425)	(1,423)	(257)	(431)	(4,536)	(4,595)

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

5. Surplus on disposal of housing properties

	2025	2024
	£'000	£'000
Disposal proceeds	12,448	8,256
Carrying value of fixed assets	(8,255)	(5,007)
	4,193	3,249

The surplus can be analysed as follows:

Staircasing	3,322	1,925
Right to buy	59	148
Right to acquire	368	173
Other housing property disposals	253	910
Sale of other assets	191	93
	4,193	3,249

6. Accommodation - Group

	Total Owned	Total Managed	Total Owned and Managed	Total Owned and Managed
	2025	2025	2025	2024
	No.	No.	No.	No.
General needs - social housing	16,871	464	17,335	17,348
General needs - affordable housing	2,282	-	2,282	2,085
Supported housing	787	-	787	791
Supported housing - affordable rent	9	-	9	9
Housing for older people	3,115	-	3,115	3,080
Housing for older people - affordable rent	262	-	262	262
Intermediate rent / rent to buy	283	-	283	216
Low cost home ownership	2,298	-	2,298	2,173
Key worker	296	-	296	508
Care homes	111	-	111	111
Total social housing	26,314	464	26,778	26,583
Social leasehold	1,303	763	2,066	2,162
Non-Social leasehold	-	20	20	48
Market rent	658	7	665	667
Total other housing	1,961	790	2,751	2,877
Total housing units owned and managed	28,275	1,254	29,529	29,460

Accommodation in development	599	961
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YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

6. Accommodation – Group - continued

Property numbers for the year ended 31 March 2025 meet the Statistical Data Return definition of accommodation in management as far as is possible to be consistent with the accounting required under the Accounting Direction 2022.

Overall, 400 new properties were developed in the year: 123 general needs, 32 social rent, 174 low-cost home ownership, 67 rent-to-buy, and 4 outright sales. The Group made some disposals within the Keyworker portfolio alongside routine disposals and staircasing.

The Association does not own any properties.

7. Operating surplus

Operating surplus is stated after charging:

		Group		Association	
		2025	2024	2025	2024
	Notes	£'000	£'000	£'000	£'000
Depreciation of housing properties	14	27,022	21,081	-	-
Depreciation of other tangible fixed assets	15	1,996	2,161	-	-
Impairment of housing properties	14	46,584	219	-	-
Impairment of goodwill	14	-	422	-	-
Impairment of leaseholder buybacks		-	5,313	-	-
Amortisation of finance debtor		1,466	1,519	-	-
Amortisation of intangible fixed assets	13	1,592	1,393	-	-
Fire safety		9,526	8,014	-	-
Provision for fire safety (leasehold)		2,299	-	-	-
Bad and doubtful debts		843	(793)	-	-
Amounts paid under operating leases:					
-Land and buildings		3,428	3,286	-	-
-Vehicles and equipment		1,245	1,129	-	-
Auditors remuneration (including VAT)					
-for the audit of the financial statements		503	456	-	-

Fire safety costs that have not met the criteria for capitalisation have been charged to operating surplus and included above.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

8. Interest receivable and investment income

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Finance debtor imputed interest	2,864	2,797	-	-
Other interest receivable	1,546	967	144	139
Interest received from JVs and associates	310	245	-	-
Shared Equity interest receivable	17	17	-	-
	4,737	4,026	144	139

9. Interest payable and similar costs

	2025	2024
	£'000	£'000
Loans and bank overdrafts	28,491	24,842
Fair value movement	75	403
Net interest payable on pension liabilities	589	649
Finance leases	88	90
Payable on recycled grant	539	340
Loan break (income)/costs	(1,961)	5,416
Arrangement fees amortised or written off	511	474
Other finance costs including non-utilisation fees and commitment fees	716	1,105
	29,048	33,319
Interest payable capitalised on housing properties	(1,214)	(1,208)
	27,834	32,111

Interest is capitalised using an average monthly interest rate of 4.17% (2024: 4.04%).

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

10. Tax (loss) / surplus on ordinary activities

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Current tax				
UK corporation tax charge for year	-	269	-	-
Adjustments in respect of prior years	(18)	80	-	-
	(18)	349	-	-
Deferred tax				
Net origination and reversal of timing differences	(142)	(266)	-	-
Effect of tax rate change on opening balance	282	(90)	-	-
	140	(356)	-	-
Total tax charge	122	7	-	-

The standard rate of tax for the year based on the UK standard rate of corporation tax is 25% (2024: 25%). The actual tax charge for the current and previous year differs from the standard rate for the reasons set out in the reconciliation below.

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Surplus/(deficit) on ordinary activities before tax	(44,582)	(11,831)	3,646	4,538
Tax on surplus/(deficit) on ordinary activities at standard rate of 25% (2024: 25%)	(11,146)	(2,959)	912	1,135
Effects of:				
Expenses not deductible for tax purposes	13,375	4,495	202	-
Difference between capital gain for accounts and tax purposes	(129)	86	-	-
Adjustment for prior periods	265	(75)	-	-
Income not taxable	(1,825)	464	(1,114)	(1,135)
Deferred tax not recognised	498	(516)	-	-
Amounts relating to other comprehensive income or otherwise transferred	(912)	(1,206)	-	-
Other	(4)	(282)	-	-
Total tax charge	122	7	-	-

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

11. Employees

Staff costs consist of:

	Group		Association	
	2025	2024	2025	2024 restated
	£'000	£'000	£'000	£'000
Wages and salaries	36,386	33,996	36,386	33,996
Social Security costs	3,347	3,201	3,347	3,201
Other pension costs	1,736	1,603	1,736	1,603
	41,469	38,800	41,469	38,800

The average monthly number of employees expressed as full time equivalents is as follows:

	Group		Association	
	2025	2024	2025	2024 restated
	No	No	No	No
Administration	191	188	191	188
Housing, support and care	527	544	527	544
Maintenance	256	233	256	233
Development	17	17	17	17
	991	982	991	982

A prior year adjustment in respect of employee numbers has been made to recognise all staff in Your Housing Group as all employees are contractually employed by Your Housing Group.

In the previous financial year they were stated in error in the subsidiaries of Your Housing Limited and Frontis Homes Limited. Both the former and current year have been prepared in line with legal requirements.

Staff costs disclosed above have been originally borne by Your Housing Group and recharged to Your Housing Limited and Frontis Homes Ltd.

The full-time equivalent number of Directors and senior staff who received emoluments greater than £60k.

The Association participated in the SHPS, Arena Housing Group Pension Scheme and Cheshire Pension Scheme. Cheshire Pension Scheme as of 31 March 2025 is not included in these financial statements as the results are not material. Further details are provided in note 33.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

11. Employees – continued

The full-time equivalent number of staff who received remuneration (including employer pension contributions) greater than £60,000 (including the executive team):

	2025	2024
	No	No
£60,001 - £70,000	53	47
£70,001 - £80,000	25	21
£80,001 - £90,000	13	8
£90,001 - £100,000	9	8
£100,001 - £110,000	4	7
£110,001 - £120,000	11	9
£120,001 - £130,000	2	-
£130,001 - £140,000	1	1
£140,000 - £150,000	-	1
£150,001 - £160,000	1	2
£160,001 - £170,000	1	1
£180,001 - £190,000	1	-
£190,001 - £200,000	-	2
£200,001 - £210,000	2	-
£210,001 - £220,000	-	-
£260,001 - £270,000	-	1
£290,001 - £300,000	1	-
	124	108

12. Executive Directors and Board Members

The aggregate amount of total remuneration paid to the highest paid executive, the Group's Chief Executive, was £297,221 (2024: £236,302) and contribution to pension scheme for that director amounted to £18,217 (2024: £16,112).

The Group's Chief Executive is an Executive Director, an ordinary member of the Social Housing Pension Scheme and does not receive any enhancements or special terms.

The total emoluments (including employer pension contributions) of the Executive and Non-Executive directors were:

	Executive directors	Non-executive directors	Total 2025	Total 2024
	£'000	£'000	£'000	£'000
Salary	803	176	979	726
Employer's NI	114	7	121	81
Pension contributions	61	-	61	41
Benefits in kind	74	6	80	58
Other	99	-	99	-
	1,151	189	1,340	906

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

12. Executive Directors and Board Members - continued

Executive Directors

The aggregate remuneration, excluding pension contributions for key management personnel, which includes all members of the executive leadership team, including the Group's Chief Executive were:

	2025	2024
	£'000	£'000
Salary	803	584
Employer's NI	114	76
Benefits in kind	74	54
Pension contributions	61	41
Severance cost and pay in lieu	99	-
	1,151	755

Board Members

Your Housing Group operates a Common Board structure; the Common Board operates on behalf of the following entities – Your Housing Group Limited, Your Housing Limited and Frontis Homes Limited.

All of the Common Board members have a role in addition to their Board role; they either chair a Committee, Subsidiary or are a Committee member. Their level of remuneration reflects these additional responsibilities. The disclosure below relates to fees paid to Non-Executive members of the Board and customer members of the Customer Services Committee.

	2025	2024
	£'000	£'000
Mike Gaskell	29	27
Beverley Messinger	18	15
Darrell Mercer	11	14
Brenda Smith	6	13
Stuart Coe	13	12
Alison Cambage	2	9
David Done	-	3
Chris MacKenzie-Grieve	15	9
Beata Luczak	11	6
Anver Zeria	5	5
John Morris	5	5
Sarah Walmsley	5	5
Andrea Hampton	2	5
Bhupendra Mistry	15	2
Liz Harrison	11	2
Alicia Cartwright	4	-
Matthew Cooper	8	-
Lee Sugden	11	-
Derek Cash	-	3
	171	135

As well as these members, and outside of the common board structure, Avantage also has the following directors.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

12. Executive Directors and Board Members - continued

	2025	2024
	£'000	£'000
Oliver Jennings	10	9
Tom Miskell	10	9
	20	18

13. Intangible fixed assets

	Software	Goodwill	Total 2025
	£'000	£'000	£'000
Cost			
At 1 April 2024	8,475	6,475	14,950
Additions	1,240	-	1,240
At 31 March 2025	9,715	6,475	16,190
Amortisation and Impairment			
At 1 April 2024	4,595	6,475	11,070
Charged in year	1,592	-	1,592
At 31 March 2025	6,187	6,475	12,662
Net book value			
At 31 March 2025	3,528	-	3,528
At 31 March 2024	3,880	-	3,880

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

14. Tangible fixed assets – Housing Properties

Cost	Social housing properties held for letting	Housing properties for letting under construction	Shared ownership Completed	Shared ownership under construction	Total housing properties 2025	Total housing properties 2024
	£'000	£'000	£'000	£'000	£'000	£'000
At 1 April 2024	1,309,486	57,267	110,278	11,987	1,489,018	1,449,940
Addition	7,642	-	-	-	7,642	-
Components capitalised	31,238	-	-	-	31,238	31,066
New properties developed	153	35,352	(124)	35,859	71,240	46,264
Interest capitalised	-	-	-	1,214	1,214	1,208
Schemes completed	39,543	(39,543)	20,003	(20,003)	-	-
Disposals	(8,889)	-	(1,919)	-	(10,808)	(5,727)
At 31 March 2025	1,379,173	53,076	128,238	29,057	1,589,544	1,495,418

Depreciation and impairment

At 1 April 2024	273,963	5,313	9,440	-	288,716	277,908
Depreciation charged in year	26,110	-	912	-	27,022	21,081
Impairment charged in year	36,900	-	9,684	-	46,584	5,532
Transfer to current assets	-	-	-	-	-	(12,306)
Disposal	(7,262)	-	(264)	-	(7,526)	(3,499)
At 31 March 2025	329,711	5,313	19,772	-	354,796	288,716

Net book Value

At 31 March 2025	1,049,462	47,763	108,466	29,057	1,234,748	1,206,702
At 31 March 2024	1,035,523	51,954	100,838	18,387	1,206,702	

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

	Social housing properties held for letting	Housing properties for letting under construction	Shared ownership Completed	Shared ownership under construction	Total housing properties 2025	Total housing properties 2024
	£'000	£'000	£'000	£'000	£'000	£'000
Freehold properties	828,114	47,763	99,188	29,057	1,004,122	976,225
Long-leasehold properties	209,839	-	18,962	-	228,801	228,236
Short-leasehold properties	1,825	-	-	-	1,825	2,241
	1,039,778	47,763	118,150	29,057	1,234,748	1,206,702

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

14. Tangible fixed assets – Housing Properties (continued)

Expenditure on existing properties

	2025	2024
	£'000	£'000
Amounts capitalised (note 14)	31,238	31,066
Amounts charged to income statement (note 4)	4,249	2,185
	35,487	33,251

Social housing assistance

	2025	2024
	£'000	£'000
Recognised in the Statement of Comprehensive Income (note 4)	5,139	4,931
Held as deferred income (note 25)	467,123	477,162
	472,262	482,093

Impairment

The aim of conducting an impairment review is to verify that the value of assets is not overstated compared to their recoverable amount. This involves comparing the recoverable amount with the carrying value of the asset to determine if it is impaired. If the recoverable amount is higher than the carrying value, then no impairment exists and there is no need for a write-down.

Total impairment of £46,584k has been recognised for schemes identified for divestment.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

15. Other Tangible fixed assets - Group									
	Freehold offices	Computer equipment	Scheme assets	Leasehold properties	FF&E and Office equipment	Plant and Machinery	Assets under construction	Total 2025	Total 2024
Cost	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
At 1 April 2024	10,759	18,901	9,072	3,112	234	183	4,084	46,345	41,960
Additions	15	-	798	-	-	34	72	919	4,397
Disposal	-	-	-	-	-	-	-	-	(12)
Completed in year	-	338	294	-	-	-	(632)	-	-
At 31 March 2025	10,774	19,239	10,164	3,112	234	217	3,524	47,264	46,345
Depreciation									
At 1 April 2024	2,363	17,513	2,302	2,203	141	120	-	24,642	22,484
Charged in year	406	697	671	153	39	30	-	1,996	2,161
Disposal	-	-	-	-	-	-	-	-	(3)
At 31 March 2025	2,769	18,210	2,973	2,356	180	150	-	26,638	24,642
Net book value									
At 31 March 2025	8,005	1,029	7,191	756	54	67	3,524	20,626	21,703
At 31 March 2024	8,396	1,388	6,770	909	93	63	4,084	21,703	

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

16. Investment properties

	Total 2025 £'000	Total 2024 £'000
At the beginning on the year	72,114	77,641
Additions	343	2,940
Disposals	(118)	(103)
Reclassification	75	(6,731)
Fair value movement	(805)	(1,633)
	71,609	72,114

The Board appointed JLL as the independent expert in the impartial valuation of properties held for market rent of the Group as at 31 March 2025. The Board have used the independent experts' report to determine the fair value of properties held for market rent of the Group as at the year end. The key valuation for market rent properties has been completed on a market value subject to the existing tenancies (MV-T) basis.

In valuing investment properties, a discounted cash flow methodology was adopted with key assumptions:

Discount rate (income)	8.00% - 8.50%
Exit Yield	5.5% - 6.00%
Rental growth (Years 1-5)	2.5% - 3.5%
Stamp Duty Land Tax	At the prevailing rate

Valuations for commercial properties are based on third-party valuation reports on a 5-year basis with an annual update to those reports, based on market conditions, in the intervening reporting periods. Valuations of self-constructed investment properties under development are based on the cost at initial recognition.

17. Fixed asset investments - Group

	Associate investment fund £'000s	Shared equity investment £'000s	Total 2025 £'000s	Total 2024 £'000s
At 1 April 2024	2,486	1,102	3,588	3,690
Disposals	-	-	-	(102)
Repayments	-	(106)	(106)	-
	2,486	996	3,482	3,588

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

17. Fixed asset investments – Group (continued)

Associate investment funds

Associate investment funds are made up as follows:

	2025	2024
	£'000	£'000
Sapphire Extra Care (Holding) Ltd	2,133	2,133
Grove Village Holdings Ltd	353	353
	2,486	2,486

Grove Village Holdings Limited

During 2007 the Association provided funding in the form of unsecured loan notes to Grove Village Limited of £952k, the balance on the notes at 31 March 2025 was £353k (2024: £353k).

The loan notes are due for final redemption in 2031 and accrue interest at 9.07% p.a.

Sapphire Extra Care (Holding) Limited

During 2014 the Group provided long term funding in the form of unsecured loan notes to Sapphire Extra Care (Holding) Limited of £1.718m, additional loan notes of £542K were provided in June 2021. The balance of outstanding notes at 31 March 2025 was £2.133m (2024: £2.133m).

The loan notes are due for final redemption in 2039 and accrue interest at 11.5% p.a.

Shared Equity Investments

The Group operates a scheme by lending a percentage of the cost to home purchasers, secured on the property. An equity loan is provided to the value of between 20% and 25% of the property value. Interest is charged on this loan to the Client. The mortgage period is variable up to 25 years. The portion loaned is settled on the termination date of the mortgage. Should the customer sell the property before the end of the mortgage period in this case the mortgage would be settled. Should the purchaser run into financial hardship and not be able to settle the loan, the property will be sold. Shared Equity Investments are valued at cost. Cost includes the cost of acquiring land and buildings, development costs, and interest charges incurred during the development period.

Fixed asset investments - Association

	2025	2024
	£'000	£'000
Nuvu Developments Ltd	43,620	43,620
Nuvu Living LLP	6,431	6,431
	50,051	50,051

All entities are 100% owned subsidiaries of the Group with investments held at cost.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

17. Investment in Associates - Group

	Grove Village Holdings Ltd £'000s	Sapphire Extra Care (Holding) Ltd £'000s	Total £'000s
At 1 April 2024	2,647	77	2,724
Increase /(decrease) in net assets	39	(9)	30
At 31 March 2025	2,686	68	2,754

The Group had an interest in the following associates as at 31 March 2025, all of which are shareholdings held by Your Housing Limited:

Name of undertaking	Country of registration	Description of shares held	Proportion of nominal value of issued shares held 2025	Proportion of nominal value of issued shares held 2024	Nominal value of issued shares held 2025
Grove Village Holdings Limited	England	Ordinary £1 B shares	25.5%	25.5%	£12,750
Sapphire Extra Care (Holding) Limited	England	Ordinary £1	33.3%	33.3%	£16,667

Grove Village Holdings Limited

The principal activity of the company is that of designing, refurbishing, financing, maintaining property and providing housing management services on the A6 Plymouth Grove social housing estate in Manchester, under a contract under the Government's Private Finance Initiative (PFI).

Dividends of £nil (2024: £61k) were received during the year. Transactions are disclosed in note 33.

Sapphire Extra Care (Holding) Limited

The principal activity of the company is that of design, finance, build and provision of management and maintenance services of extra care housing facilities under a Private Finance Initiative ('PFI') contract with Stoke-On-Trent City Council.

Dividends of £58k (2024: £75k) were received during the year. Transactions are disclosed in note 33.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

18. Inventories- Group

	2025	2024
	£'000	£'000
Shared ownership properties:		
- completed	22,093	25,446
- under construction	35,452	40,563
Other properties for sale:		
- completed	2,252	1,383
- under construction	921	(9)
	60,718	67,383

The Association had no inventories.

19. Trade and other debtors

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Due within one year				
Rent and service charges receivable	10,810	12,074	-	-
Provision for bad and doubtful debts	(5,957)	(5,766)	-	-
	4,853	6,308	-	-
Due from subsidiary undertakings	-	-	-	520
Trade receivables	1,105	3,208	-	-
Prepayments	7,315	3,235	-	-
Accrued income	526	345	-	-
Insurance debtor	21,005	21,000	-	-
PFI finance debtor	-	1,133	-	-
Other debtors	2,432	1,715	382	909
	37,236	36,944	382	1,429
Due after more than one year				
PFI finance debtor	49,113	47,648	-	-
Deferred tax	1,236	1,236	-	-
Other	6,759	-	-	-
	57,108	48,884	-	-

The £21m Insurance debtor relates to an accepted insurance claim to re-build a scheme on the Beechmere site that was destroyed by fire in August 2019. Work is ongoing to design a solution which is acceptable to all parties of the PFI.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

20. Cash and cash equivalents

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Cash and cash equivalents	68,711	79,821	11,860	6,571
	68,711	79,821	11,860	6,571

Cash and Cash equivalents includes restricted cash comprising of ringfenced insurance cash £1,045k (2024: £927k) and a future major maintenance costs reserve of £1,489k (2024: £1,459k) both within Advantage (Cheshire) Limited.

21. Creditors: Amounts falling due within one year

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Debt (note 23)	49,754	5,109	-	-
Trade creditors	9,455	9,872	42	1,858
Amount due to group undertakings	-	-	3,279	311
Rents and service charges in advance	5,159	4,466	-	-
Finance lease obligations (note 24)	33	28	-	-
Deferred capital grant (note 25)	5,193	4,998	-	-
Recycled capital grant fund (note 26)	5,928	521	-	-
Corporation tax	16	385	-	-
Deferred income	8,680	3,988	-	-
Other taxation and social security	1,094	1,077	1,018	1,057
Interest accruals	3,990	3,490	-	-
Accruals	32,884	28,219	246	664
Capital retentions	9,934	10,676	-	-
Other creditors	8,346	6,822	659	728
	140,466	79,651	5,244	4,648

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

22. Creditors: Amounts due after more than one year

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Debt, net of arrangement fees (note 23)	663,500	658,723	-	-
Finance lease obligations (note 24)	917	950	-	-
Deferred capital grant (note 25)	461,930	472,164	-	-
Recycled capital grant fund (note 26)	3,193	2,857	-	-
Sinking funds	6,804	6,847	-	-
Service charge creditor	6,629	-	-	-
	1,142,973	1,141,541	-	-

23. Debt analysis – Group

	2025	2024
	£'000	£'000
Due within one year (note 21)	49,754	5,109
In more than one year, but not more than two years	10,864	9,628
In more than two years, but not more than five years	164,856	113,220
In more than five years	492,601	540,154
	668,321	663,002
Less: arrangement fees	(4,821)	(4,279)
Due after more than one year (note 22)	663,500	658,723
Total borrowings	713,254	663,832

As of 31 March 2025, the weighted average interest rate was 4.32% (2024: 3.17%). Total undrawn committed facilities at 31 March 2025 were £189m (2024: £144m).

The majority of debt is currently secured by way of first legal charges on certain housing properties of the Company. These properties are valued periodically by professional valuers and are stated either on an Existing Use Value for Social Housing or Market Value Subject to Tenancy basis.

Avantage debt

The lender for Avantage (as security trustee for the senior finance parties) holds a fixed and floating charge over the Avantage company and its assets.

The PFI's largest loan obligations relate to a senior loan facility, the security for which is principally the cashflow generated by the project company. In the event that Avantage was unable to make its scheduled repayments and was therefore in default, the lender would have no recourse to Your Housing Limited as the parent entity of Avantage, either in terms of asset security or as any guarantor of Avantage's loans. This is the same for Your Housing Group.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

23. Debt analysis – Group - continued

Avantage has currently paused repayment of loans with lender consent, however, as there is no stand-still agreement in place, the full amount is recognised as a current liability.

Debt analysis based on fixed and variable rates is as follows:

	£'000	Fixed/ variable	Interest rates	Repayment profile
Bank and building society loans	400,673	Fixed and variable	1.48% to 8.05%	Bullet and instalments by January 2042
Private placements and other non- bank funding.	317,402	Fixed	2.44% to 6.08%	Bullet and instalments by May 2071
Less: Debt issue costs	(4,821)			
	713,254			

The range within bank and building society loans includes tranches which are drawn on either a SONIA plus margin or a fixed rate plus margin basis. 88% of the £400.7m bank and building society loans are on a fixed rate.

The Association has no debt.

24. Finance Leases

	2025 £'000	2024 £'000
Due within one year	33	28
In more than one year, but not more than two years	39	33
In more than two years, but not more than five years	159	138
In more than five years	719	779
	950	978

The finance leases are secured over individual assets to which they relate.

The Association has no finance leases.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

25. Deferred capital grant – Group

	2025	2024
	£'000	£'000
Total grant at start of period	568,043	563,985
Grants received in the year	129	4,970
Grants recycled in the year	(5,204)	(912)
Grants disposed in the year	(160)	-
Total grant at end of period	562,808	568,043
Total amortisation at start of period	(90,881)	(86,039)
Released to income in the period	(5,139)	(4,951)
Released on disposal	335	109
Total amortisation at end of period	(95,685)	(90,881)
Net book value at end of period	467,123	477,162
Net book value at start of period	477,162	477,946
Due within one year	5,193	4,998
Due after more than one year	461,930	472,164
	467,123	477,162

The Association has no Deferred Capital Grants.

26. Recycled capital grant fund – Group

	2025	2024
	£'000	£'000
At the beginning of the year	3,378	9,944
<i>Inputs to fund:</i>		
- grants recycled from deferred capital grants	5,378	(6,906)
- grants recycled from statement of comprehensive income		
Interest accrued	365	340
At the end of the year	9,121	3,378
Due within one year	5,928	521
Due greater than one year	3,193	2,857
	9,121	3,378
Amounts 3 years or older where repayment may be required	55	-

The Association has no recycled grants.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

27. Provisions for liabilities

	2025	2024
	£'000	£'000
Deferred taxation	1,560	1,420
Asset reinstatement	38,987	38,989
Fire safety works	2,348	138
	42,895	40,547

The Association has no provisions.

Deferred Tax

	2025	2024
	£'000	£'000
At 1 April	1,420	1,776
Charge to the Statement of Comprehensive Income	140	(356)
At 31 March	1,560	1,420
Made up as follows:		
Fixed asset timing differences	710	529
Fixed asset timing differences	-	(87)
Capital gains	850	978
	1,560	1,420

Asset reinstatement

	2025	2024
	£'000	£'000
At 1 April	38,987	43,342
Utilisation of provision	-	(2,237)
Reversal of provision	-	(2,118)
At 31 March	38,987	38,987

The asset reinstatement provision relates to the rebuild of Beechmere, a scheme which was destroyed by fire in 2019. Rebuild is required under Clause 63.3 Reinstatement of the Project Agreement between Advantage and the Councils. The construction, which may not be on a like for like basis, is expected to commence in late 2025 or early 2026, with completion expected to take approximately 2 years.

The payments for the construction will be met by the insurance property damage claim with any shortfall being funded by additional debt (Nationwide), additional income from the Councils or Grant provided by the Association.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

27. Provisions for liabilities (continued)

A change in legislation within the Building Safety Act 2022 has meant that where works are required to comply with the act and relate to leaseholder properties (and therefore cannot be recovered), a provision must be recognised for the leaseholder element once the scope of the works have been determined and communicated to customers.

Fire safety works

	2025	2024
	£'000	£'000
At 1 April	138	3,176
Utilisation of provision	(89)	(2,746)
Reversal of provision	-	(292)
Addition to provision	2,299	-
At 31 March	2,348	138

The fire safety works were required to:

- Meet the June 2023 deadline in the Cheshire Fire and Rescue’s report on resolving the requested modifications to those remaining Mere schemes to address the findings resulting from the fire at Beechmere. Advantage must comply in accordance with meeting the requirements of the Output Specification on Health and Safety; and
- Install sprinkler systems to meet the conditions of the requirement of the solution to respond to the Cheshire Fire and Rescue report to ensure meeting the requirement of the Output Specification on Health and Safety.

Works were completed in July 2023, and all certificates were received by Cheshire Fire and Rescue Service as required.

The provision made in FY25 relates to the leasehold units across 3 schemes which have additional fire safety works required as a result of fire risk assessments and cannot be recovered from customers.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

28. Non-equity share capital

	2025	2024
	£	£
Shares at beginning of period	10	9
Shares issued during the year	(2)	2
Shares redeemed during the year	1	(1)
Shares at end of period	9	10

The shares provide members with the right to vote at general meetings but do not provide any rights to dividends or distributions. The members' liability is limited to £1.

29. Financial commitments

Capital commitments

	2025	2024
	£'000	£'000
Expenditure contracted but not provided for in the accounts	53,885	130,817
Expenditure authorised by the Board, but not contracted	42,867	38,015
	96,752	168,832

Capital commitments will be funded as follows:

Cash and existing loan facilities	96,752	168,832
	96,752	168,832

The Association had no capital commitments.

Operating lease commitments

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Land and Buildings: PFI Contracts				
Within one year	2,539	2,450	-	-
Between two and five years	10,941	10,617	-	-
After five years	33,741	36,584	-	-
	47,221	49,651	-	-
Vehicles and Equipment				
Within one year	1,358	378	1,358	378
Between two and five years	2,679	223	2,679	223
	4,037	601	4,037	601
	51,258	50,252	4,037	601

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

30. Reconciliation of operating surplus to net cash flow from operating activities

		2025	2024
	Note	£'000	£'000
Deficit for the financial year		(44,582)	(11,831)
Non cash adjustments to surplus:			
Share of associates operating surplus		(46)	(136)
Depreciation of housing properties	14	27,022	21,081
Depreciation of other fixed assets	15	1,996	2,161
Impairment charge on housing properties		46,513	5,532
Amortisation of intangible assets	13	1,592	1,393
Impairment of Goodwill	13	-	422
Amortisation of grants	25	(5,139)	(4,957)
Movement in fair value of investment properties	16	805	1,677
(Increase)/decrease in trade and other debtors	19	(3,636)	4,381
Increase in trade and other creditors	21	18,121	4,839
Decrease in stock	18	6,590	21,658
Decrease/(increase) in provisions	27	2,348	(7,747)
Tax paid	10	(369)	300
Pension costs less contribution paid	33	(3,265)	(3,876)
Adjustment for investing or financing activities:			
Net gain on the sale of fixed assets	5	(4,193)	(3,249)
Interest payable and finance costs	9, 21	27,834	32,111
Finance debtor interest	8	(2,864)	(2,797)
Interest received	8	(1,873)	(1,229)
Net cash generated from operating activities		66,854	59,733

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

30. Reconciliation of operating surplus to net cash flow from operating activities (continued)

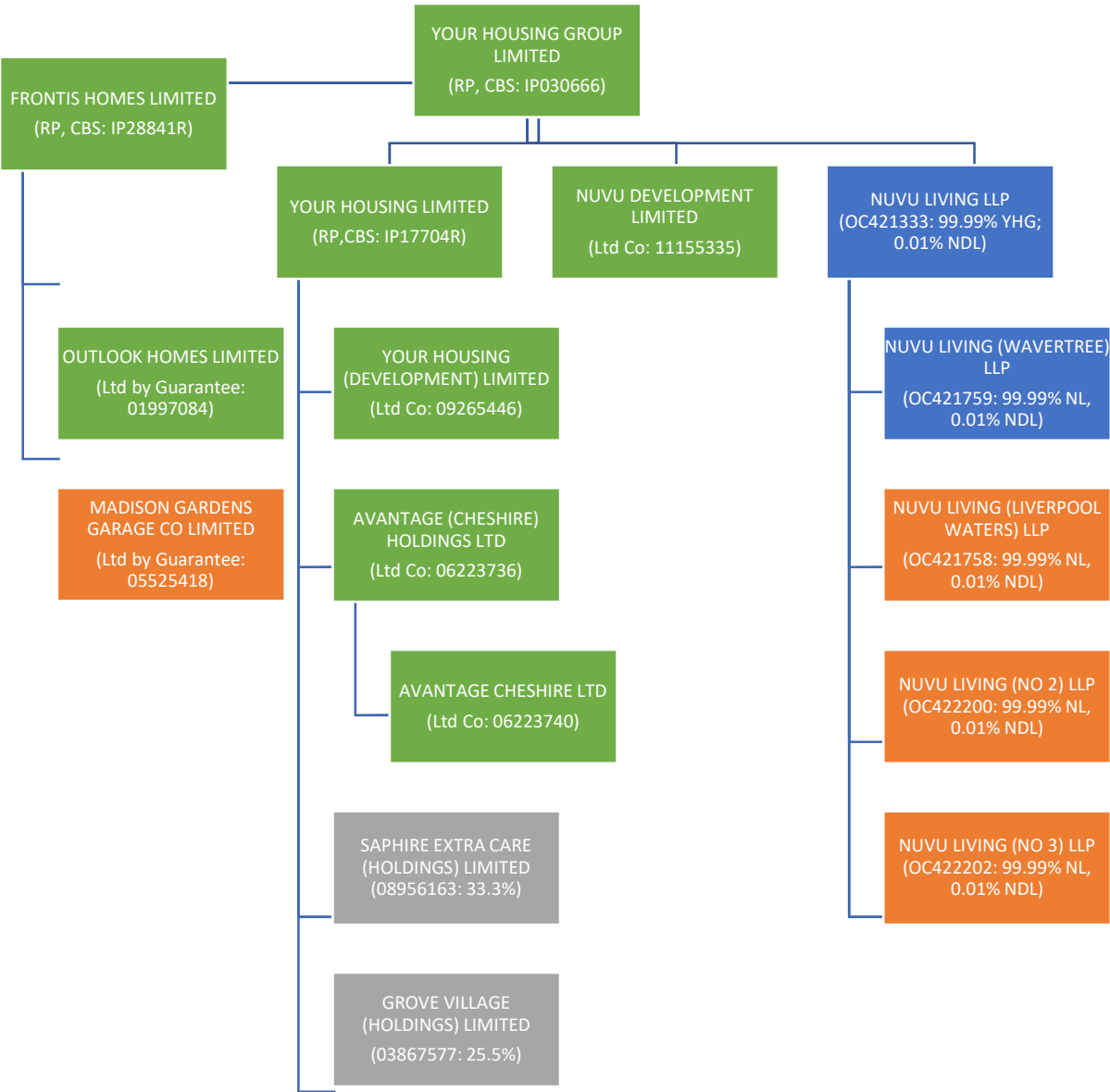
	At 1 April 2024	Cash flows	Loan drawdown	Loan repayment	Non-cash movement	At 31 March 2025
	£'000	£'000	£'000	£'000	£'000	£'000
Cash and cash equivalents	79,821	(11,110)	-	-	-	68,711
Borrowings						
Debt due within one year	(5,109)	-	-	5,109	(49,754)	(49,754)
Debt due after one year	(658,723)	1,088	(130,000)	75,000	49,134	(663,501)
Finance leases	(978)	28	-	-	-	(950)
	(664,810)	1,116	(130,000)	80,109	620	(714,205)
Net debt	(584,989)	(9,994)	(130,000)	80,109	620	(645,494)

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

31. Group undertakings and related parties

The group undertakings consolidated within the Your Housing Group financial statements, are shown in the chart below:

Green = 100% owned; Blue = majority owned; Orange = dormant; and Grey = minority shareholding



All entities are incorporated in England and Wales. The shares provide members with the right to vote at general meetings but do not provide any rights to dividends or distributions, with the exception of Advantage (Cheshire) Holdings Limited, Advantage (Cheshire) Limited, Grove Village Holdings Limited, Sapphire Extra Care (Holdings) Limited, Nuvu Development Limited, Nuvu Living LLP, Nuvu Living (Liverpool Waters) LLP, Nuvu Living (Wavertree) LLP, Outlook Homes Limited, Your Housing (Development) Limited and Your Hive (No. 2) Limited, where the Group is entitled to dividends or distributions.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

32. Related parties

The Association has taken advantage of the exemption not to disclose transactions with other members of Your Housing Group Limited, which are registered providers. There are no transactions with non-registered providers where the Group does not control 100% of the entity.

The Group has taken advantage of the exemption not to disclose transactions with other wholly owned members of Your Housing Group Limited, which are registered providers. Transactions with non-registered providers are shown below, along with associate entities.

Management charges between entities are calculated based on the number of units managed, increasing on an annual basis by RPI.

2025	Sales / Interest £'000	Purchases £'000	Debtor £'000	Creditor £'000	Loan £'000
Subsidiaries					
Your Housing Development Limited	-	-	-	-	-
Nuvu Development Limited	851	-	25,634	-	-
Nuvu Living (Wavertree) LLP	79	-	-	(3)	-
Avantage (Cheshire) Holdings Limited	-	-	-	(3,714)	3,714
Avantage (Cheshire) Limited	2,602	(4,008)	3,714	-	11,000
Associates					
Grove Village Holdings Limited	1,089	-	334	-	353
Sapphire Extra Care (Holdings) Limited	927	(3,428)	-	-	2,133
2024	Sales / Interest £'000	Purchases £'000	Debtor £'000	Creditor £'000	Loan £'000
Subsidiaries					
Your Housing Development Limited	-	-	-	-	-
Nuvu Development Limited	627	-	37,286	-	-
Nuvu Living (Wavertree) LLP	64	-	-	(3)	-
Avantage (Cheshire) Holdings Limited	-	-	-	(3,714)	3,714
Avantage (Cheshire) Limited	2,513	(3,852)	3,714	-	11,000
Associates					
Grove Village Holdings Limited	1,054	-	831	-	353
Sapphire Extra Care (Holdings) Limited	887	(3,286)	-	-	2,133

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

32. Related parties - continued

The loan to Advantage (Cheshire) Holdings Limited is provided at a rate on 10.45%. The loan to Grove Village Holdings Limited is provided at a rate of 9.07%. The loan to Sapphire Extra Care (Holdings) Limited is provided at a rate of 11.50%.

The amounts due from group undertakings include intercompany loans of £3.714m (2024: £3.714m) and £11m (2024: £11m). The £3.7m unsecured loan is due by 2037 and attracts interest at a fixed rate of 10.45%. The £11m has been drawn from an unsecured loan facility of £11m at a fixed interest rate of 2.5%.

33. Pensions

	2025	2024
	£'000	£'000
Social Housing Pension Scheme	(8,974)	(15,152)
Arena Housing Group Pension Scheme	-	-
Staffordshire County Council Pension Fund	(55)	(62)
Defined benefit liability to be recognised	(9,029)	(15,214)

The Social Housing Pension Scheme (SHPS)

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

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

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation revealed a technical deficit of £693m and a funding level of 79%. The valuation objective is for the Scheme to be fully funded on this basis by 31 March 2028.

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

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

33. Pensions - continued

The Social Housing Pension Scheme (SHPS) - continued

The liabilities are compared, at the relevant accounting date, with the Association's fair share of the Scheme's total assets to calculate the Association's net deficit or surplus.

The Association has been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes which could potentially impact the value of Scheme liabilities.

The net defined benefit liability at the year ended 31 March 2025 is £8,974m (2024: £15,152m).

	2025	2024
	£'000	£'000
Fair value of plan assets	68,376	69,850
Present value of defined benefit obligations	(77,350)	(85,002)
Defined benefit liability to be recognised	(8,974)	(15,152)

Reconciliation of present value of plan liabilities

	2025	2024
	£'000	£'000
Defined benefit obligation at start of period	85,002	87,690
Expenses	98	95
Interest expense	4,180	4,141
Actuarial losses/ (gains): scheme experience	3,143	(657)
Actuarial gains changes in demographic assumptions	(172)	(353)
Actuarial losses gains: changes in financial assumptions	(12,088)	(2,573)
Benefits paid and expenses	(2,813)	(3,341)
Defined benefit obligation at end of period	77,350	85,002

Reconciliation of present value of plan assets

	2025	2024
	£'000	£'000
Fair value of plan assets at start of period	69,850	72,348
Interest income	3,528	3,498
Experience on plan assets – loss	(6,528)	(6,770)
Employer contributions	4,339	4,115
Benefits paid and expenses	(2,813)	(3,341)
Fair value of plan assets at end of period	68,376	69,850

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

33. Pensions -continued

<i>Analysis of charges to the Statement of Comprehensive Income:</i>	2025	2024
	£'000	£'000
Administrative expenses	98	95
Total charge to operating costs	98	95
Interest on plan assets	(3,528)	(3,498)
Interest on pension scheme liabilities	4,180	4,141
Total charge to other finance costs	652	643
Experience on plan assets – loss	(6,528)	(6,770)
Experience (losses)/gain arising on the plan liabilities	(3,143)	657
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain	172	353
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain	12,088	2,573
Total other comprehensive income	2,589	(3,187)

Assets

	2025	2024
	£'000	£'000
Global Equity	7,660	6,961
Absolute Return	-	2,727
Distressed Opportunities	-	2,462
Credit Relative Value	-	2,289
Alternative Risk Premia	-	2,217
Liquid Alternatives	12,679	-
Emerging Markets Debt	-	904
Risk Sharing	-	4,088
Insurance-Linked Securities	211	361
Property	3,425	2,805
Infrastructure	12	7,056
Private Equity	61	57
Real Assets	8,185	-
Private Debt	-	2,748
Opportunistic Illiquid Credit	-	2,730
Private Credit	8,368	-
Credit	2,615	-
Investment Grade Credit	2,105	-
Cash	928	1,378
High Yield	-	11
Long Lease Property	20	451
Secure Income	1,141	2,086
Liability Driven Investment	20,708	28,427
Currency Hedging	110	(28)
Net Current Assets	148	120
Total assets	68,376	69,850

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

33. Pensions -continued

None of the fair values of the assets shown in the table above include any direct investments in the Association's own financial instruments or any property occupied by, or other assets used by, the Association.

Key Assumptions

	2025	2024
	% per annum	% per annum
Discount Rate	6.00	5.00
Inflation (RPI)	3.10	3.10
Inflation (CPI)	2.80	2.80
Salary Growth	2.80	3.30
Allowance for commutation of 75% of maximum allowance pension for cash at retirement.	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies:

	2025	2024
	No. of	No. of
	Years	Years
Retiring today (member age 65) – Male	20.4	20.5
Retiring today (member age 65) – Female	22.9	23.0
Retiring in 20 years (member age 45 today) – Male	21.6	21.8
Retiring in 20 years (member age 45 today) – Female	24.4	24.4

Contributions

The Association expects to contribute £4,461,511 (2024: Nil) to the Social Housing Pension Scheme in respect of the shortfall in funding. New deficit contributions were agreed as part of the 2023 valuation.

Under the agreed Recovery Plan, your deficit contributions are due to end on 31 March 2028. The final payment will be made as part of your April 2028 contribution submission.

The next actuarial valuation date is 30 September 2026. Scheme funding is regularly kept under review between valuations and, should a deficit be identified as part of the 2026 valuation, this will be communicated to employers, together with any deficit contributions payable from 1 April 2028.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

33. Pensions - continued

Arena Housing Group Pension Scheme

The Arena Housing Group Pension Scheme is closed to future accrual. The pension scheme assets and liabilities are valued recognising the fair value of the pension scheme assets and the liabilities using a projected unit credit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. The pension scheme surplus is only recognised to the extent that the Group can recover the surplus through ownership of the asset returns.

The net defined benefit liability at the year ended 31 March 2025 is £nil (2024: £nil) as the scheme is in surplus.

Amount recognised in the Statement of Financial Position

	2025	2024
	£'000	£'000
Fair value of plan assets	20,262	22,453
Present value of defined benefit obligations	(18,437)	(20,557)
Non-recoverable surplus	1,825	1,896
Defined benefit liability to be recognised	3,650	3,792

Reconciliation of present value of plan liabilities

	2025	2024
	£'000	£'000
Defined benefit obligation at start of period	20,557	21,129
Expenses	-	-
Interest expense	1,003	986
Actuarial losses (gains): scheme experience	(872)	805
Actuarial losses (gains): changes in demographic assumptions	-	-
Actuarial losses (gains): changes in financial assumptions	(1,247)	(1,191)
Benefits paid and expenses	(1,004)	(1,172)
Defined benefit obligation at end of period	18,437	20,557

Reconciliation of present value of plan assets

	2025	2024
	£'000	£'000
Fair value of plan assets at start of period	22,453	23,651
Interest income	1,090	1,104
Experience on plan assets - loss	(1,959)	(981)
Expenses	(318)	(149)
Benefits paid and expenses	(1,004)	(1,172)
Fair value of plan assets at end of period	20,262	22,453

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

33. Pensions - continued

Arena Housing Group Pension Scheme (continued)

Analysis of charges to the Statement of Comprehensive Income:

	2025	2024
	£'000	£'000
Administrative expenses	318	149
Total charge to operating costs	318	149
Interest on plan assets	(1,090)	(1,104)
Interest on pension scheme liabilities	1,003	986
Interest on irrecoverable surplus	95	121
Total charge to other finance costs	8	3
Experience on plan assets	(1,959)	(981)
Experience gains arising on the plan liabilities	2,119	386
Net movement on restriction of non-recoverable surplus	166	747
Total other comprehensive income	326	152

Key Assumptions

	2025	2024
	% per annum	% per annum
Discount Rate	5.90	5.00
Inflation (RPI)	3.10	3.10
Salary Growth	2.80	3.30

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies:

	2025	2024
	No. of	No. of
	Years	Years
Retiring today (member age 65) – Male	21.0	20.4
Retiring today (member age 65) – Female	23.6	22.5
Retiring in 20 years (member age 45 today) – Male	22.0	21.5
Retiring in 20 years (member age 45 today) – Female	25.4	24.2

Contributions

The Association expects to contribute £nil (2024: £nil) to the Arena Group Pension Scheme. Work on the current triennial valuation as at 31 March 2024 is under way. A new schedule of contributions will be agreed as part of this valuation.

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

33. Pensions - continued

Staffordshire County Council Pension Fund (SCCPF)

The SCCPF is a multi-employer scheme, administered by Staffordshire County Council under the regulations governing the Local Government Pension Scheme, a defined benefit scheme. The most recent formal actuarial valuation was completed as at 31 March 2024 allowing for the different financial assumptions required under FRS102, to 31 March 2024 by a qualified independent actuary.

The net defined benefit liability at the year ended 31 March 2025 is £55,000 (2024: £62,000).

The employer's contributions to the SCCPF by the association for the year ended 31 March 2024 were £nil (2024: £nil). No employees are contributing to the scheme. Estimated employer's contributions to the SCCPF during the accounting period commencing 1 April 2024 are £nil (2024: £nil).

Your Housing Group ceased to have active members in the Staffordshire County Council Pension Fund in 2017 and entered into a Funding Agreement with the Fund.

Amount recognised in the Statement of Financial Position

	2025	2024
	£'000	£'000
Present value of defined benefit obligations	(55)	(62)
Defined benefit liability to be recognised	(55)	(62)

Reconciliation of present value of plan liabilities

	2025	2024
	£'000	£'000
Defined benefit obligation at start of period	62	62
Interest expense	3	3
Actuarial (gains) losses: scheme experience	(1)	3
Actuarial gains: changes in financial assumptions	(4)	(1)
Benefits paid and expenses	(5)	(5)
Defined benefit obligation at end of period	55	62

Reconciliation of present value of plan assets

	2025	2024
	£'000	£'000
Fair value of plan assets at start of period	-	-
Experience on plan assets - loss	(5)	(5)
Benefits paid and expenses	5	5
Fair value of plan assets at end of period	-	-

YOUR HOUSING GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

33. Pensions - continued

Staffordshire County Council Pension Fund - continued

Analysis of charges to the Statement of Comprehensive Income:

	2025	2024
	£'000	£'000
Interest on plan assets	3	3
Total charge to other finance costs	3	3
Experience gains and (losses) arising on the plan liabilities	5	(2)
Total other comprehensive income	5	(2)

Key Assumptions

	2025	2024
	% per annum	% per annum
Discount Rate	5.80	4.80
Commutations	65.0	65.0

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies:

	2025	2024
	No. of	No. of
	Years	Years
Retiring today (member age 65) – Male	20.6	20.7
Retiring today (member age 65) – Female	23.9	24.0

Contributions

The Association has exited the fund and therefore no contributions are payable.

The Pensions Trust Benefit Review Court Case

The Association has been notified by the Trustee of the Social Housing Pension Scheme (SHPS) that it has performed a review of the changes made to the Scheme’s benefits over the years and the result is that there is uncertainty surrounding some of these changes. There is a High Court case ongoing to determine if these changes were made lawfully. This process is ongoing, and the matter is unlikely to be resolved before the signing of these financial statements. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

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