

Financial Statements

2026



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**SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED
AND ITS SUBSIDIARIES**

**Annual Report and Financial Statements for the year ended
31 March 2026**

Registered Provider registration number: L0078

FCA Community Benefit Society registration number: 20165R

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Information

BOARD AND OFFICERS

CHAIR

M Harrison

SECRETARY

D Chrystal

BOARD MEMBERS

U Bola

S Dyett

P Hankinson

K Dickinson

M Gjessing

W Pritchard

D Smith

S Ashton (Appointed 1 December 2025)

K Featherstone (Appointed 1 December 2025)

INDEPENDENT COMMITTEE MEMBER

A M Matson (Retired 31 March 2026)

CHIEF EXECUTIVE

L Gold

EXECUTIVE DIRECTOR OF FINANCE AND DEVELOPMENT

H Whittingham (resigned 28 February 2026)

D Briscoe (appointed 01 April 2026)

EXECUTIVE DIRECTOR OF CARE, HEALTH & WELLBEING

J Hall

EXECUTIVE DIRECTOR OF CORPORATE SERVICES

C Murray

INTERIM DIRECTOR OF PROPERTY SERVICES

M Cleaver

ASSISTANT DIRECTOR OF HOUSING

S Young

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Information

REGISTERED OFFICE

152 Rockingham Street
Sheffield
S1 4EB

REGISTERED IN ENGLAND UNDER THE CO-OPERATIVE & COMMUNITY BENEFIT SOCIETIES ACT 2014

Registration Number 20165R

REGULATOR OF SOCIAL HOUSING (RSH)

Registration Number L0078

EXTERNAL AUDITOR

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20 Colmore Circus Queensway
Birmingham
B4 6AT

PRINCIPAL SOLICITORS

Trowers & Hamlins
55 Princess Street
Manchester
M2 4EW

Anthony Collins Solicitors
134 Edmund Street
Birmingham
B3 2ES

PRINCIPAL BANKERS

Barclays Bank PLC
2-12 Pinstone Street
Sheffield
S1 2HN

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Welcome from our Chair of the Board

In December 2025, South Yorkshire Housing Association (SYHA) joined the Places for People Group (PfP), the UK's leading Social Enterprise and one of the largest providers of social housing in the UK. This was a significant milestone in the history of SYHA, and our partnership with PfP allows us to focus on Growth and Legacy – marking a transition from “surviving” to “thriving” as part of a larger group that collectively provides over 10,000 social homes in the region.

While the partnership helps to secure a bright future for SYHA, we must also recognise the continuing achievements throughout the last year. Our vision is for people to have a joyful experience with us, and we are extremely pleased that our Tenant Satisfaction Measures show improvement on previous years' scores. However, we are not complacent and recognise that there is plenty to learn from the results, as well as feedback from our customers and Customer Committee, that will enable us to continue to improve the services that we offer in the years ahead.

We continue to grow our LiveWell services particularly in relation to work and wellbeing, and we were able to celebrate winning four new contracts with a combined value of close to £8m. As well as securing new work, we were extremely proud with the recognition that the NHS South Yorkshire WorkWell pilot scheme (delivered by SYHA) received from the government: it was highlighted as a standout success, with the participant satisfaction rate scoring the highest of any pilot scheme in England.

We were also able to invest more during the year in improving both the quality and energy efficiency of our homes for customers, spending over £5m in total. The partnership with PfP will enable the level of investment to increase significantly more in the years to come and we are planning carefully for this. As well as investment in existing stock, it is exciting that plans are now in place for the development of new homes in the region. After a development pause for a few years while SYHA tackled financial issues, it was great to take handover of five new homes in the autumn, with a further pipeline of 79 new homes being actively progressed.

SYHA's strategic plan was updated to reflect our ambitions for the future now that we are part of PfP. We are motivated by the desire to amplify our impact and growth in local communities throughout the region, while at the same time preserving our legacy of over 50 years and maintaining the strong relationships we have built. With PfP we benefit from greater visibility and influence, as well as being part of a Group that is committed to sustaining and celebrating our heritage.

We are excited for the future and what can be achieved by being part of PfP, yet continue to recognise the challenges faced in an uncertain world for the customers that we serve and for ourselves as a business. We remain thankful to our customers, colleagues, Board, partners, funders, and stakeholders for your continued support.

Matt Harrison, Chair of the Board

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Message from our Chief Executive

In just over three years as the CEO of SYHA it is fair to say that we have been on an incredible journey. SYHA has recovered from the low of receiving a non-compliant regulatory grading, to becoming a high-performing, well governed, much more resilient organisation that has an extremely bright future as part of the PfP Group.

It was an extremely thorough process to find the right partner for SYHA, but in PfP we are joining a group with closely aligned values, a commitment to sustain and celebrate the heritage of SYHA, and the resources to enable us to do more of the great work that we already do. Prior to joining PfP, the RSH confirmed that our Governance Recovery Plan had been fully delivered validating a lot of hard work and improvements that have been made over the last few years.

Strong operational performance in the year is not reflected by the deficit of £10.5m shown in the financial statements. Before impairment and provision adjustments, SYHA showed a surplus for the year of £2.7m. Budgets and targets set for the year were exceeded in many areas, and our Tenant Satisfaction Measures metrics showed improved performance on last year, which was extremely pleasing. The reported deficit is due to significant impairment of historic assets following review after joining PfP, and provisions for likely future liabilities on leased market rented properties in our existing portfolio. The Statement of Financial Position, with positive reserves of £29m, we believe truly reflects SYHA as an organisation beginning a new chapter of our history with PfP.

With the support of PfP, SYHA is a more financially robust organisation, has access to greater levels of liquidity, and has funded plans in place to grow services and invest far more in both existing and new homes than it ever has done before which is what makes the future so exciting.

During a sustained period of significant change, my thanks go to the Board for their continued direction, knowledge, and challenge provided through at times difficult periods; to our customers for your support and patience shown over the last few years; to our partners for working alongside us to deliver the great services that we do provide; and lastly to the talented, loyal workforce for your continued unwavering commitment, and dedication, in seeking to provide high quality, customer focused services that make us proud to be SYHA.

Larry Gold, Chief Executive

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

Strategic Report

The Board presents its strategic report on the affairs of the Group, together with the Financial Statements and Auditor's Report, for the year ended 31 March 2026.

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing (RSH) as a Registered Provider of Social Housing.

The South Yorkshire Housing Association group (SYHA) comprises SYHA (the parent), two active subsidiaries, Alliance HA and SYHA Enterprises and a joint venture, Forge New Homes. SYHA is a Registered Provider (RP) of Social Housing. Alliance HA is a charitable RP with 225 homes. SYHA Enterprises is a limited company providing property sales and letting services.

On 1 December 2025 SYHA became a wholly owned subsidiary of Places for People with the ultimate parent company of the Group being Places for People Group Limited.

Our History

SYHA was formed in 1972 as part of a wider movement to end homelessness by our founder John Belcher. Our origins stem directly from a shock reaction at the state of Britain's housing provision which was brought to light by the 1966 BBC television drama *Cathy Come Home*. Over more than 50 years, SYHA has diversified and grown but our purpose has remained firm about providing homes and support for people who need them.

Our Vision: For our customers to settle at home, live well and realise their potential. We want people's experience with us to be a joy and for our impact to be long term.

Our Mission: To be a high-performing, sustainable organisation providing services that are valued by our customers.

Our Purpose: To provide good-quality, well-maintained homes, and support for people to settle and live well in their community.

Our Values: Impact, Accountability, Resilience, Inclusion and Integrity.

The SYHA group undertakes the following **main activities**:

- A Registered Social Landlord of 5,493 homes. Of these 968 are classed as Supported Housing which includes nursing and care homes, and 3,765 are classed as General Needs properties that are rented at social or affordable rents. We also provide 263 homes under shared ownership arrangements, 225 homes for rent on the open market, and 272 properties that are managed by other agencies on behalf of SYHA.
- Under our LiveWell brand we provide a diverse range of support services across four portfolio areas namely Work and Wellbeing, Assets and Supported Housing, Mental Health, and Homelessness. In total we manage 26 different services and over the last 12 months have supported over 7,500 people. Our service offering includes evidence-based models like Housing First, and Individual Placement and Support services that support people with severe mental health conditions into employment.
- Developing new social housing within South Yorkshire and new homes for sale via a joint venture in partnership with four other housing associations (Forge New Homes).

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Strategic Report

During the previous financial year 2024-25 the SYHA Board completed a review of our Values, Purpose and Strategy. This resulted in a new SYHA Strategic Plan for 2025-27. Following SYHA becoming part of the PfP Group in December 2025, the strategy was refreshed with changes reflecting successfully securing PfP as a partner, making improvements to our governance processes, and maintaining excellent performance across the organisation. The five strategic themes and priorities within each theme are set out below:

Homes: Quality, secure and affordable homes in thriving communities	Customers: High quality, efficient and effective services for customers
Our priorities: ✓ Boost investment in homes and neighbourhoods, guided by rich stock condition data intelligence and insight. ✓ Drive building safety compliance, including damp, mould and condensation. ✓ Deliver a simple, reliable, efficient and effective repairs and maintenance service that customers value. ✓ Accelerate energy efficiency work in SYHA homes, progressing towards PfP's Carbon Reduction Plan and Net Zero ambitions.	Our priorities: ✓ Deliver consistently high-quality customer focused services that are fair, equitable and easy to access for everyone. ✓ Strengthen customer engagement and governance oversight. ✓ Develop and deliver a clear, actionable plan to ensure SYHA meets regulatory consumer standards.
Performance: A high-performing and well-led place to work	Finance: Deliver a strong, compliant foundation for long-term success
Our priorities: ✓ Attract and retain great people. ✓ Guide our people through transition and enable teams to deliver the strategy effectively. ✓ Maintain a sharp focus on the performance of our people, our services and SYHA as a whole. ✓ Improve data quality and governance by aligning to PfP standards.	Our priorities: ✓ Deliver SYHA Business Plan efficiencies. ✓ Use SYHA's Recycled Capital Grant Fund for maximum impact in the South Yorkshire region. ✓ Embed PfP regulatory practices to adopt PfP's compliant regulatory gradings G1, V2, C1.

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Growth and Legacy: Ensure SYHA’s lasting impact through LiveWell services and more social homes
Our priorities: ✓ Grow the number of quality, affordable homes in the South Yorkshire region. ✓ Assess new and existing business through a clear framework (location, risk, reward, effort) to focus our energy where it creates the most social value in the South Yorkshire region. ✓ Build influential partnerships and strengthen stakeholder relationships to unlock growth, investment and impact. ✓ Transition seamlessly into PfP while maintaining performance and customer service, and supporting SYHA’s people through the change, consistent with our values.

Business Model

SYHA’s housing stock is a mix of new build and refurbished properties, developed since our formation in 1972. All stock meets the government’s Decent Homes Standard. Much of SYHA’s income comes directly or indirectly, from the government. Circa two thirds of rent is supported by benefits, being received as Housing Benefit or Universal Credit, and most of our supported housing projects receive revenue grants from public bodies. A growing proportion of our turnover is generated from non-property-related health and wellbeing services under our LiveWell brand, commissioned by a variety of public bodies.

Landlord and Leasehold Services

Being a provider of affordable housing continues to lie at the heart of SYHA service delivery. Our Landlord Services Team assist our tenants and leaseholders with sustaining their tenancies, paying their rent, and resolving general neighbourhood issues. We have assessed our service against the Consumer Regulations to ensure that we are compliant.

SYHA recognise the negative impact and costs associated with a failed tenancy including homelessness, family disruption, debt and future life chances. One of our key objectives in 2025/26 has remained working hard to support our customers to **sustain their tenancy**, including:

- Rehoused 23 households who had previously been homeless, 22 of whom sustained their tenancy and are doing well in their new home.
- Supported customers in obtaining over £100,000 in backdated benefit payments and increases in their household income.
- Supported 190 households in arrears to become arrears free.
- Helped our most vulnerable customers with everything from utility payments to helping address issues around hoarding.
- Created a hardship fund of £10,000 to support customers unable to access other forms of help.
- Having a more holistic and joined up approach to managing a small but growing number of complex cases.

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Strategic Report

We have also been working hard to **provide sustainable neighbourhoods** and communities, by:

- Continuing to invest in locally based Neighbourhood Officer and Estates Officer Teams and providing an additional £38,000 in target hardening measures and support for vulnerable customers.
- Reduced patch sizes in our Neighbourhood Teams so officers can spend more time supporting customers and managing our neighbourhoods.
- Dealing with 300 cases of Anti-Social Behaviour (ASB) ranging from noise nuisance to domestic abuse. We asked our customers how we handled their report of ASB. In the last quarter of the year, following improvements to our processes, quarterly satisfaction rose to 94% against a target of 80%. We continue to analyse feedback and look for improvements.
- Continue to develop our approach to tackling tenancy fraud to make sure our homes are available to benefit the people most in need, our community-based teams being well placed to identify and tackle fraud.
- 158 new lettings equating to 335 people rehoused, including 111 children under 16.
- 132 people in 62 households were helped from unstable, unsafe, or insecure housing

Property Services

Our Property Services Team are responsible for the day-to-day repairs and maintenance of our properties and surrounding environment. They make sure SYHA remain compliant as a landlord, and that planned maintenance programmes are delivered to ensure that properties are improved and of a high quality.

During the year 18,526 responsive repairs were completed a 4% increase on 2025/26, predominantly delivered through the Home Maintenance Team (HMT), our in-house service. Of these 2,724 were emergency repairs of which 99.1% were completed within the 24-hour target.

During the year £3.7m was invested through our Stock Investment Plan (SIP) and a further £1.6m in other housing capital spend. The partnership with PFP will enable far greater levels of investment to be made in existing stock and regeneration moving forwards, with our latest Business Plan projecting £101m of investment over the next 10 years, and an additional provision of £5.5m over the next 3 years to ensure that SIP works put on hold due to previous financial restrictions are undertaken as required.

A Stock Condition Survey commenced in March 2024 and 87% our stock had been surveyed by 31 March 2026. The information recorded has been used to inform the Business Plan and help to shape future investment in our homes through the approved Asset Management Strategy.

At the end of the financial year, all our homes to which the Decent Homes Standard applies met the required criteria.

Our stock investment undertaken during the year included:

- 101 kitchen replacements
- 134 bathroom replacements
- 191 replacement heat sources, including 2 commercial boiler replacements.
- 92 properties had new windows and doors fitted

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Asset Management

Work continued on the fire remediation programme for some of our Extra Care schemes. At Whitfield House in Glossop, a solution was procured to manage defective fire stopping commencing the work on site with a completion date of June 2026.

A key function within this workstream was to manage and deliver the asset disposal programme in line with budgeted targets. The team were successful in doing so and delivered a £1.9m surplus on asset sales.

Sustainability

In 2025/26 SYHA received our initial tranche of Warm Homes: Social Housing Fund (WH:SHF) for which we have been awarded £954k in total to be utilised over three financial years to improve 104 homes. SYHA are committed to at least match fund the level of WH:SHF received to bring our homes up to the required energy efficiency standards.

During the year energy efficiency works were completed on 31 homes with the grant allocation for 2025/26 fully utilised. In addition, a further nine homes had works undertaken on them utilising part of the £1.5m RCGF funds that SYHA has received approval from Homes England to use with respect to energy efficiency upgrades.

SYHA has identified 774 properties in our existing stock that will require investment of over £10m across the next five financial years to bring them up to the required EPC Grade C level by 2030.

LiveWell

LiveWell operates across a range of different sectors, including housing, health, employment and social care. The external landscape remains challenging, with fewer opportunities to tender for financially viable contracts - particularly those commissioned by local authorities. We have however benefitted from the ongoing investment from government into work and wellbeing programmes.

The following factors had a material impact on the performance and growth of our LiveWell services in the last 12 months:

- The continued increase in demand for supported housing and temporary accommodation; particularly for individuals with complex needs are leading to real-term funding pressures, compounded by inflation and workforce cost increases.
- The continued commitment from the government to invest in support to get people into work continued to drive our growth. Work and Wellbeing programmes make up a sizable part of our income.

SYHA were pleased to be selected by the South Yorkshire Mayoral Combined Authority (SYMCA) to deliver both WorkWell and Connect to Work services in our region.

Despite the external challenges there was a continuing focus on business development, with tighter guardrails on viability testing new bids. LiveWell secured four contracts via competitive tender in 2025/26 totalling just over £7.8m in value (Connect to Work, IPS Homelessness Barnsley, IPS Homeless Sheffield, Pathways to Work Rotherham). In addition to the four new contracts, LiveWell also secured direct awards for RSAP Barnsley & Rotherham and successfully applied to be on Sheffield City Council's Mental Health Framework and SYMCA's Adult Skills.

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LiveWell ensures close contract monitoring and ongoing viability testing on all contracts. The LiveWell Leadership Team use a RAG rating system to categorise the financial performance of services. Work on improving viability of LiveWell services continues to make a measurable difference with 22 services rated green at year end, up from 16 in 2024/25. We have also seen an upward trend in service RAG ratings with 9 out of the 13 services that were not rated green in 2024/25 improving their rating during 2025/26. Contract extensions were secured for 11 of the 15 LiveWell contracts that had an end date of 31 March 2026 or within the first quarter of 2026/27 with 3 services closed by year end and the final exit planned in May 2026.

Several LiveWell services fall under different quality and regulatory frameworks e.g. CQC, IPS Fidelity. In 2024 we developed a new Quality Assurance Framework and employed specialist resource to drive compliance and performance. The first year of implementing the Quality Assurance Framework has gone well with all eligible services receiving at least one quality assurance visit as planned. 15 out of 18 services received a 'Good' or 'Excellent' rating with all services now having a standard template Service Improvement Plan in place which is monitored by Heads of Service and quality assured by our in-house Quality Team.

BDO were employed to undertake an audit of the Quality Assurance Framework and reported that the introduction of quality assessments for non-CQC services 'has marked a significant step towards enhancing service delivery across all areas, regardless of regulatory status'.

SYHA has two CQC Registered Services of which both were CQC inspected in year. Lister Avenue achieved a Good rating and Birch Avenue, which operates under a sub-contract arrangement with a third party, was downgraded from Good to Requires Improvement. Significant work is being undertaken by SYHA to improve the position on quality and compliance at this service, including the recruitment of a CQC Specialist Consultant to oversee the service improvement plan.

As well as continuing to strive to improve and make improvements where necessary, it is important to recognise that our services continue to deliver positive impact on the lives of customers. For example, the WorkWell pilot was a joint UK Government initiative between the Department for Work and Pensions (DWP) and the Department of Health and Social Care (DHSC). It connects individuals who have disabilities or long-term health conditions with integrated local health and employment support. Fifteen areas of the country were selected for the pilot with SYHA being selected by the SYMCA and the Integrated Care Board to deliver the WorkWell contract for the region.

On 21 May 2026 government published the evaluation report into the early findings of the programme which highlighted the NHS South Yorkshire WorkWell pilot (delivered by SYHA) as a standout success, noting it achieved a massive 82% participant satisfaction rate - the highest of any pilot scheme in England.

The Department for Work and Pensions (DWP) stated the following about the South Yorkshire scheme and the broader programme:

- **High Performance:** Across the pilot phases, the government highlighted that local schemes across Barnsley, Doncaster, Rotherham, and Sheffield successfully reduced the silos between work and healthcare.
- **National Expansion:** Following the success of the initial 15 pilot areas, the government announced a £259 million expansion to roll out the WorkWell service across all of England.

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Customer Voice and Satisfaction

SYHA set an ambitious Customer Engagement strategy aimed at increasing the involvement of our customers in the scrutiny and design of our services. It also targeted heightening the customer voice within our governance structure. As part of this process, we have introduced a Customer Committee reporting directly to our Board and recruited customers to be part of that committee.

The approach to complaint handling has been overhauled and is now set more firmly within our Customer Experience Team. This has resulted in some positive impact with the TSM results on complaint handling rising over ten percentage points from the previous year.

Customer scrutiny has been at the heart of our service improvement, and we have revised our anti-social behaviour service as a result. We also recognised the need to enhance our offer to vulnerable customers to ensure we respond to their individual needs. This has also led to increasing the budget we have set aside to support those customers.

We continue to look at how we can involve a wider range of customers in our work and to provide more options for customers to do this. In 2026 we launched our first on-line customer forum, and our involved customer list has risen to 217. Our dedicated Customer Experience Team gathers and analyses feedback from various sources—including transactional and perception surveys, complaints, and engagement activities—to create a comprehensive “customer voice”. We ensure feedback is representative and use it to challenge, influence and evaluate SYHA’s services. Our Annual Report to Customers and our Annual Report on Complaints both contain examples of how this shapes the work we are doing.

Since April 2023, housing associations must assess performance against the Regulator of Social Housing’s Tenant Satisfaction Measures (TSMs). We evaluate TSMs through internal monitoring and external agency-led assessments.

In 2025/26, we have continued using a census-style method for collecting TSM data. We review the results quarterly and use findings to inform improvements. This cycle of listening, learning, and acting strengthens our services and supports our compliance and engagement goals.

Comparisons with last year’s scores are below (showing actual result, not weighted):

	25/26 Result	24/25 Result	Change
TP01 Overall satisfaction	84.6%	78.9%	+5.7
TP02 Overall repairs service	81.8%	80.0%	+1.8
TP03 Repairs: Time taken	78.8%	79.2%	-0.4
TP04 Home is well maintained	80.8%	79.8%	+1.0
TP05 Home is safe	84.3%	82.9%	+1.4
TP06 Listens to views & acts upon them	73.5%	71.8%	+1.7
TP07 Keeps informed	78.1%	72.1%	+6.0
TP08 Treated Fairly & with Respect	84.3%	83.8%	+0.5
TP09 Approach to complaints	51.7%	41.2%	+10.5
TP10 Communal areas	77.6%	73.0%	+4.6
TP11 Contribution to Neighbourhood	67.9%	69.7%	-1.8
TP12 Approach to Anti-social behaviour	70.4%	66.1%	+4.3

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Strategic Report

We remain delighted with our 2025/26 results which have consolidated and built on the results achieved in the first two years of the TSMs, and placed us once again in the higher quartile across the bulk of the satisfaction measures. **Overall satisfaction remains high, as does our customers' views on treating them fairly and with respect which is core to our values.** We have achieved significant improvements in satisfaction across almost all the measures which from a relatively high base is a pleasing achievement.

We have continued to emphasise the importance of learning from complaints. Results for the last 12 months include:

- Overall number of stage 1 complaints this year is 316. A 4% reduction on 2024/25 figure of 329. 84% of the complaints that SYHA received were in relation to Property Services which incorporates repairs and maintenance.
- 87% of our complaints were resolved at stage 1 a slight reduction on the previous year figure of 91%. 86% of stage 1 complaints were responded to in 10 working days (our target response time).
- The number of complaint reviews (Stage 2 complaints) is 41. An increase of 41% since 2024/25 (29) which mirrors a pattern that has been seen across the housing sector.

It is a requirement of the Housing Ombudsman that we carry out a Complaints Handling code self-assessment and produce an annual Complaints and Performance Improvement Report. Our self-assessment is that SYHA is compliant with the Complaint Handling Code, and our annual report is detailed showing our plans to ensure continuous improvement over the next year. We have produced a customer friendly version of this report which is an approach that has been praised by the Housing Ombudsman.

Development

Following Board decision in August 2024 to recommence development activity at SYHA and utilise some of our historic Recycled Capital Grant Fund, we continue to progress a small active development pipeline with ambitions for greater growth in future years.

In October 2025, handover was received of five brand-new affordable rented, eco-conscious homes in Waverley, just outside Rotherham. These were purchased from the developer Sky House, and are part of a 740-hectare site, which was home to the former Orgreave Colliery and Coking Plant. Positive feedback has been received from the customers who were able to move into their new homes.



In February 2026 we were delighted that planning was granted for the development of 34 new homes at Beckfield Rise, Auckley. This is set in an attractive location neighbouring one of our existing

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

estates. The homes are a mix of 2, 3, and 4-bedroom houses, 2-bedroom cottage flats, and 2-bedroom fully accessible bungalows. We have taken a fabric first approach, and each home includes enhanced building fabric, airtightness and thermal bridging. The heating system is future proofed by using renewable technologies, air source heat pumps for heating and hot water and photovoltaics on the roof to ensure homes are Net-Zero-Carbon ready. Construction is targeted to start in late 2026 with completion in the first quarter of 2028.



There are currently three other active sites in our pipeline that will see an additional 45 new homes built in the Sheffield area subject to a land offer and planning being approved. Construction would commence on all three sites in the first half of 2027 if all goes to plan.

In addition to the above the SYHA Board approved business plan has provisions for the development of 660 new homes of affordable tenures across South Yorkshire over the next 10 years. Being a subsidiary of PfP has allowed us to become far more ambitious as an organisation with respect to development, and we are actively working with PfP to assess and evaluate suitable sites that will enable us to achieve the targets set.

As well as developing in our own right we continue to invest and be an active partner in Forge New Homes (FNH), our JV (20% Share). FNH ambition is to develop and sell around 100 properties per year in the Sheffield Region.

Board

SYHA is governed by a Board composed of non-executive members. Its operations are managed by a team led by the Chief Executive, with Directors of Finance and Development, Corporate Services, Care, Health & Wellbeing, Property Services, and Housing Services.

SYHA is registered with and regulated by the Regulator of Social Housing (RSH). The RSH issues regulatory judgements on governance and viability. The Board has a responsibility to ensure that SYHA is compliant with the regulatory standards, including the Governance and Financial Viability Standard, and its chosen Code of Governance. Further details are included in the Governance section below.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

Finance

The SYHA Group returned a deficit for the year of £10.6m (2025: Surplus £2.7m). The outturn for the year was significantly impacted by making a provision of £5.1m in relation to an onerous operating lease that is in place until 2041, and impairment adjustments relating to non-housing fixed assets amounting to £8m following the acquisition of SYHA by PfP. Without such adjustments the overall surplus would be closely aligned to prior year, and the overall operating surplus would have increased from £5.4m to £10.5m (2025: £10.1m).

The operating surplus from Social Housing activities increased to £8.4m (2025: £7.9m) with an improved operating margin of 20.8% (2025: 19.7%), and there has been less reliance on generating surplus from asset sales indicating that overall the operating position of SYHA has strengthened from previous years.

SYHA generated £9.9m cash from operations, invested £8.2m in existing and new homes and borrowed an additional £0.6m.

At 31 March 2026, SYHA had £122.5m of drawn loans with a further £35m of undrawn facilities. 100% of current debt is at fixed rates, and at the year-end SYHA had access to £36.2m of liquidity. There is no requirement to raise new funding in the coming year to meet commitments and retain adequate liquidity headroom. SYHA worked with our parent company PfP following the acquisition to successfully repay £86.1m of loans to external lenders and replacing with a fixed rate intra-group loan agreement. This refinancing exercise removed the financial covenants previously in place for SYHA. At 31 March 2026 our undrawn facilities provide sufficient liquidity for 26 months.

Statement of Comprehensive Income

SYHA key highlights for the year were:

- Turnover increased to £54.0m (2025: £51.6m); main contributors are increases in rental income and other social lettings income of £1.5m, and an increase in LiveWell employment services contracts of £3.3m. This has been offset by reductions in other social housing income of £0.9m due to lower first tranche sales and the conclusion of some LiveWell contracts, together with a reduction in other non-social housing activities of £1.7m which is also linked to LiveWell contracts.
- Operating costs increased in the year to £50.7m (2025: £43.8m). £5.1m of the increase relates to the provision made for an onerous operating lease. While maintenance costs have increased by £0.4m on the prior year the majority of other cost increases centre around securing additional contracts within LiveWell particularly around employment services.
- The surplus on disposal of assets reduced to £2.0m (2025: £2.3m). The strengthening financial position of SYHA helped to alleviate some of the reliance and pressure to generate cashflows and profits from the sale of assets. The refinancing of the external loan portfolio and support provided from PfP will lead to further reductions in this area in the years to come.
- Net finance costs have reduced slightly in the year to £7.4m (2025: £7.5m). Interest costs fell by £0.5m to £6.4m primarily driven by a reduction in interest rates on variable rate payments, but this reduction was offset largely by the amortisation of loan fees following the repayment of a significant proportion of external SYHA loan finance.
- Impairment charges against fixed assets of £8.5m (2025: £0.1m) primarily relating to office premises (£5.7m) and software costs (£2.3m). The carrying values were reassessed due to SYHA becoming part of the PfP Group. In addition £0.5m was impaired in relation to potential development schemes no longer deemed to be viable for SYHA in the foreseeable future.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

Statement of Financial Position

At 31 March 2026, the Group's Statement of Financial Position demonstrated a strong position, with net assets of £28.8m and access to liquidity of £36.2m through cash and our undrawn facilities.

Key highlights were:

- The Net Book Value (NBV) of fixed assets was £309.2m (2025: £317.3m)
- At the year end the Group had invested £2.1m (2025: £1.1m) in relation to properties under construction and a further £5.6m (2025: £3.7m) in its existing homes
- The Group owned and managed 5,493 homes
- The Group had £2.8m (2025: £3.4m) of cash and cash equivalents with £35m (2025: £14m) additional undrawn facilities, based on existing debt facilities.
- The net defined pension benefit liability at the year ended 31 March 2026 is £2.1m (2025: £3.5m).

Treasury Management

On becoming part of the PfP Group, Treasury activity focused on the refinancing of SYHA in addition to continuing to rebuild confidence of stakeholders, through clearer reporting and improved controls.

In summary:

- The Santander, NatWest and Nationwide facilities were fully repaid in March 2026.
- An intra-group loan of £120m was provided by PfP to repay the three lenders and for operational requirements. The loan is due to be repaid by September 2027 following Transfer of Engagement and has a fixed interest rate of 5%.
- Interest payable on bank loans and overdrafts was £0.5m less than the previous year due to the decreases in interest rate with 32% of debt based on a variable rate prior to full repayment of the NatWest RCF.
- Following repayment of the main lenders, there are no longer financial covenants to be met.
- Liquidity is continually reviewed, and no additional funding is required following the intra-group loan with £35m remaining at March 2026.

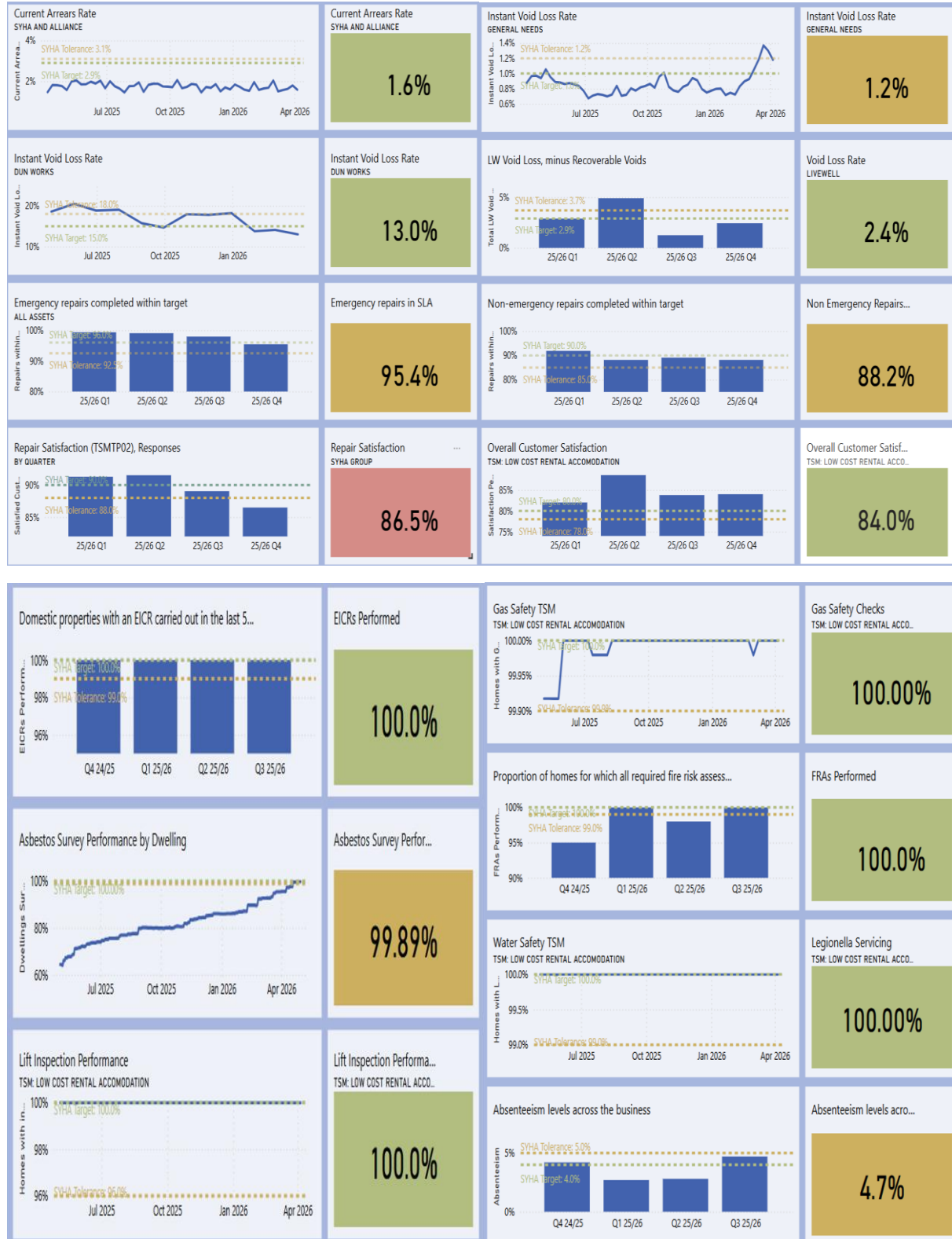
There are operational controls around key treasury risks along with interest rate management and counterparty exposure within the Treasury Management Policy (TMP). This ensures treasury activities are controlled effectively by identification, monitoring and mitigating of such risks. Surplus funds are used to repay RCF or reduce intra-group loan balances to minimise the cost of carrying. Any funds that are invested with counterparties meet the terms of our TMP and are monitored to ensure continued compliance.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

Performance throughout the financial year and position at the end of the financial year

Performance is one of the five pillars in SYHA's strategy. Details of financial performance for the year for our various activities are set out within Note 3 of the Financial Statements. In addition to financial performance information the Board receives regular information on a range of core performance indicators. The table below sets out the report to 31 March 2026:



SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

Overall, we are proud to report another year of high operational performance with all but one of the KPI metrics achieving target or being within acceptable tolerance levels. This has been achieved by a continued commitment to providing great services and identifying opportunities to make improvements. This is a testament to the skills and dedication shown by teams across the whole organisation.

There was consistent high performance throughout the year with respect to current arrears, which were consistently under target. Voids management has also been strong this year, with significant improvement being made with regards to our market rent properties at Dun Works, and LiveWell voids ending the financial year below the targeted level. Voids in respect of General Needs properties increased significantly in the last couple of months due to a higher-than-average number of tenancies coming to an end, but this is viewed as a short-term discrepancy, and performance is expected to return to below target levels in 2026/27 with demand for our properties remaining strong.

Overall satisfaction amongst customers remained above target throughout the year at 84%, this was also an increase on last year's score of 78%. Repairs satisfaction averaged 89.4% across the year just below our 90% target, and this was impacted by a fall in satisfaction in the final three months of the year. This coincided with a reduction in performance by some of our contractors. It is an area that we continue to scrutinise closely and raise in regular meetings with contractors to ensure that a high-quality level of service is provided to our customers.

Property compliance metrics are monitored closely to ensure that on a continual basis stock is being assessed for potential health and safety issues, and we are able to report 100% compliance with EICR, gas safety, legionella, lift assessments, and fire risk assessments, with only a very minimal amount of surveying left to be undertaken to ensure that asbestos surveys are in place for all SYHA stock.

The workforce of SYHA is the most important resource in ensuring that we achieve the objectives set and successfully deliver the Corporate Strategy. Across the year we were pleased to be able to report that sickness absence declined steadily from an average of 5% in 2024/25 to 3.75% in 2025/26. From quarter to quarter there are variations to be seen in the level of absence that can be attributed to seasonal factors.

Future Prospects

The recent announcement from the Government about the rent settlement of CPI+1% until March 2036 has provided assurance and allows us to build financial resilience over the coming years. SYHA has also undertaken a series of Workforce Planning reviews to build resilience and provide high quality, efficient and effective services to our customers for years to come.

The SYHA strategic priorities will ensure that SYHA continues to provide good-quality, well-maintained homes, and support for people to settle and live well in their community. Becoming a subsidiary of PfP in December has strengthened SYHA financially as an organisation and allowed our mindset to change from surviving to how can we thrive and continue to grow and develop our legacy of providing high quality homes and services for over 50 years.

The partnership with PfP has allowed us to invest more into our existing homes as well as develop exciting plans with respect to building much needed new affordable housing in the future.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

Demand for our homes and other services remains very strong, and our TSM indicators show that we deliver high customer satisfaction with an improving position.

The main factors underlying the development, performance, and position of SYHA, and which are likely to affect it in the future are:

- The extreme volatility in global financial markets and the impacts of global conflicts.
- Inflation and the level of rent increases; whilst recognising that the Sector now has the CPI+1% rent settlement for 10 years giving some stability.
- Regulatory standards increasing both compliance costs and expectations.
- Managing costs, and in particular repair costs where wider economic factors continue to exert upwards pressure.
- A prolonged period of high interest rates.
- The continued strength and stability of PfP Group.
- The ability to understand and adopt new technologies effectively to drive efficiencies and benefits for both customers and SYHA operationally as an organisation.
- Long-term the cost of fully decarbonising our stock by 2050, and any cost of adapting stock to remain fit for purpose with changing environmental patterns.

SYHA prepares a full long-term group Business Plan each year. The latest was approved in June 2026. Our base financial projections show that our business generates cash on core operations, but has limited capacity to invest in existing assets to the level desired and deliver on any development growth ambitions without sufficient levels of future additional investment. The approved plan has been developed with the support of PfP as our parent organisation, and would have been far diminished in terms of investment had SYHA not become a member of a larger group.

The Business Plan forecasts have been subjected to robust stress testing.

The tests are designed to test a range of negative scenarios, drawing upon risks identified in:

- our Risk and Assurance Register (RAR)
- liabilities recognised on our Asset and Liabilities Register (ALR)
- and wider sector and economic risks contained in documents such as the Sector Risk Profile (SRP), which is published by the Regulator of Social Housing.

This testing aims to identify breaking points for each specific risk and for combinations of those risks, and sets out actions we would take to mitigate the impact of adverse outcomes where appropriate.

The overall outcome of that testing is that on the basis additional funding can be successfully secured whilst some material adverse conditions, or combinations of those, could lead to problems with financial viability, the base financial projections provide an adequate level of headroom to mitigate most potential financial shocks.

Description of the principal risks and uncertainties faced by the organisation

Effective identification and management of risk is critical to SYHA's success. A comprehensive risk and assurance framework was put in place in 2022/23 and was further reviewed and updated during the 2024/25 financial year. Strategic risks are entered onto the Corporate Risk Register which is overseen by the executive leadership team, with the Audit and Assurance Committee providing further oversight and challenge during the period and offering assurance to the Board.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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The principal risks which are contained on the corporate risk and assurance register are set out below:

Risk Type	Risk Description
Governance, regulation, and compliance	Failure to meet regulatory standards – SYHA is a complex organisation and subject to regulation by a variety of regulators including the Regulator of Social Housing, Housing Ombudsman, Care Quality Commission, and others.
	Failure to meet Health and Safety standards results in customer or employee harm, fines and/or reputational damage.
	Failure to meet Safeguarding standards results in customer or employee harm, accusation of organisational abuse, fines and/or reputational damage.
	Failure to comply with GDPR and IT legislation results in a fine and/or reputational damage.
	Merger integration may negatively impact SYHA's operational performance, leading to reduced service delivery, lower performance outcomes, diminished customer satisfaction and failure to deliver the strategic plan.
	Failure to successfully deliver the merger, resulting in missed opportunities and benefits, and/or reputational damage.
	Corporate criminal liability from a failure to prevent fraud due to inadequate processes for awareness, prevention, detection and recovery organisation wide.
Financial	Economic volatility increases costs, resulting in inability to meet business plan outcomes.
	Losses in major areas of the business (contracts or assets) create financial weakness or difficulty.
	Failure to utilise approved capital budgets within financial period or deliver financial results in line with approved budget envelope impact ability to deliver desired Business Plan outcomes
Operational	Failure to manage our assets effectively incurs significant or unplanned costs to the organisation, specifically failure to develop effective exit strategies for the large buildings and failure to proactively track and manage lease arrangements on our properties
	Major Information Security breach or event compromising Confidentiality/Integrity/Availability leading to regulatory action, fines, legal action, and/or severe reputational damage.
	Poor quality data leads to governance, health and safety, viability, service delivery, or consumer standards failings.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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	Critical IT systems availability affected by a disaster or business continuity event.
	Customers (and associates) with complex needs increase risk profile & criminal behaviour in dispersed properties leading to a serious incident risking staff, customers and community.
	Failure to attract and retain talent results in underperformance, failure to achieve compliance, deliver contracts, and deliver strategy.

Pensions

The way in which we are required to account for our SHPS pension schemes means that we have again seen a large movement reported in the Statement of Comprehensive Income. This year, a “gain” of £0.3million is reported. Although the accounting estimate gives an indication of the funding position of the scheme, this is formally determined only by triennial valuations undertaken by SHPS.

The outcome of the triennial SHPS pension actuarial valuation (September 2023) was announced in late 2024. The decrease in the scheme’s deficit resulted in a revision of and decrease in deficit contributions from 1 April 2025. These have been reflected in SYHA’s Business Plan. Under the agreed Recovery Plan, the deficit contributions are due to end on 31 March 2028. The final payment will be made as part of our April 2028 contribution submission. The next actuarial valuation date is 30 September 2026.

The Trustee has carried out a review comparing the benefits provided to scheme members with the requirements of the scheme documentation. It has received legal advice that there is sufficient uncertainty regarding the effect of some benefit changes that the court should be asked to provide clarity; to provide the Trustee with the certainty it needs to properly administer the scheme. The court case is ongoing, with a judgment expected around September 2026, though this may not be the final resolution. If the court decides that the historic benefit changes need to be applied differently, then some member benefits would need to be increased, which would increase the value placed on scheme liabilities. No allowance has been made for potential additional liabilities within the estimate provided above.

Governance

SYHA is regulated by the Regulator of Social Housing (RSH), with whom it is registered. The RSH issues regulatory judgements on adherence to its standards. The Board has a responsibility to ensure that SYHA is compliant with the regulatory standards, including the Governance & Financial Viability Standard, and its chosen Code of Governance. In order to evidence this compliance, we have carried out an annual self-assessment against all the regulatory standards and our Code of Governance.

In line with the co-regulation expectations of the RSH, in April 2023 SYHA self-reported a breach of financial covenant, which resulted in the RSH issuing a Regulatory Judgement downgrading SYHA to a non-compliant G3/V3 grading. This means that the RSH considers that there are issues of serious regulatory concern. The reasons leading up to the downgrades are clearly set out in the Regulatory Judgment issued by the RSH in June 2023.

Since joining the PfP Group as a subsidiary on 1 December 2026, SYHA has now adopted the PfP Group regulatory gradings of C1, G1, V2. However, before joining the PfP Group, confirmation was received from the RSH that SYHA’s Governance Recovery Plan had been fully delivered.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

The Governance and Financial Viability Standard requires registered providers to adopt an appropriate code of governance. SYHA has adopted the NHF Code of Governance 2020.

The following are the key methods by which we uphold the principles of good governance:

- Robust Board and sub-committee governance structure
- Clear policies and procedures are in place in relation to conduct and probity
- A clear schedule of Delegated Authorities
- Regular appraisal of Board performance and annual performance appraisals for Board members
- Financial risk management objectives and policies

During the year governance arrangements have been strengthened by:

- Continued focus on governance improvements identified through compliance self-assessments
- The implementation of a new Board Advisory Group
- Embedding of the Customer Engagement Strategy with multiple opportunities for customers to influence SYHA decision-making, including – Customer Committee, Customer Scrutiny Group, Online Customer Panels and Customer engagements events in the communities in which we operate
- Delivery of a comprehensive internal audit plan
- Effective management of a detailed compliance calendar monitored by the Governance Team to ensure timely submission of all regulatory and statutory returns
- Merging with Places for People Group

The Group's activities expose it to several financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the Group's policies approved by its Board. These provide written principles on the use of financial derivatives to manage these risks. The Group does not have any standalone derivatives nor uses derivative financial instruments for speculative purposes.

Cash flow risk

The Group's activities are largely characterised by steady and predictable cash inflows. Similarly, its operating outflows tend to be largely predictable. The main material variability on cashflows arises from the property disposal programme for which there is less reliance placed upon this activity after becoming part of the PpP Group. All borrowings are at fixed rates to protect against interest rate exposures.

Credit risk

The Group's principal financial assets are bank balances and cash, rent arrears and other receivables, and investments.

The Group's credit risks are primarily attributable to its rent arrears, and placement on deposit of liquid funds. The amounts for rent arrears presented in the Statement of Financial Position are net of allowances for bad debts. The credit risk on liquid funds is mitigated by placing monies only with pooled funds with high credit-ratings.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future stock investment, the Group uses a mixture of long-term and short-term debt finance. In the medium to long term, it has exposure to refinancing risk. This is managed through regular review and preparation of long-term projections and working closely with the Treasury team at our parent organisation PfP.

Subsidiaries and joint ventures

The SYHA Group manages risk in its subsidiaries and joint ventures through its Alliance and SYHA Enterprises (SYHAE) subsidiary boards. The Alliance Board includes SYHA Board members with relevant expertise, and the SYHAE Board is overseen by SYHA Executive Directors. The Group Board carries out annually a formal assessment of its investment in SYHAE. The risk attached to the investment in SYHAE has been reduced to some degree following the sale of Crucible lettings agency in April 2026.

Going Concern

SYHA Group activities, together with the factors likely to affect its future development, its financial position, financial risk management objectives, details of its financial instruments and derivative activities, and its exposures to credit, liquidity and cash flow risk are described in the Strategic Report.

The Group has considerable financial resources and, therefore, the Board believes that the Group is well placed to manage its business risks despite current uncertainties in the economic climate that may impact the social housing sector. Joining PfP as a subsidiary in December 2025 has strengthened the financial resilience of SYHA substantially. In April 2025, SYHA launched its new two-year strategy that was subsequently refreshed after joining PfP. The priorities in our strategic plan will ensure that SYHA continues to provide good-quality, well-maintained homes, and support for people to settle and live well in their community.

After making enquiries, and through developing its 2026 Business Plan, the Board has a reasonable expectation that both SYHA and the SYHA Group of companies have adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these Financial Statements.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Value for Money Metrics and Analysis

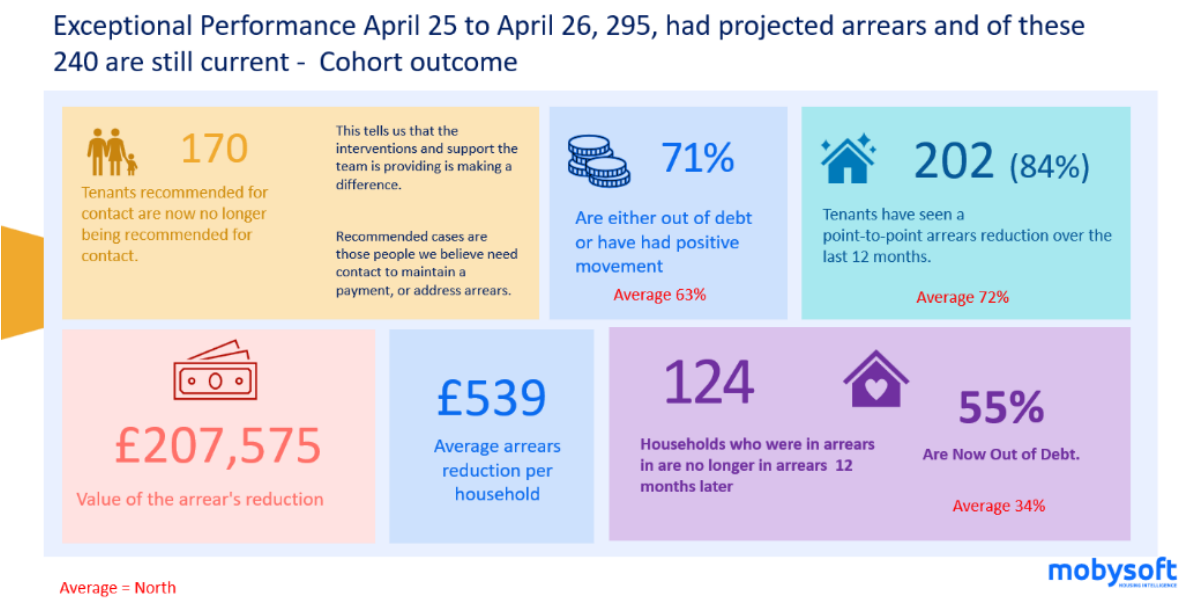
The Regulator of Social Housing sets out its expectations for Registered Providers in its 2018 Value for Money Standard and associated Code of Practice (updated in June 2021). In relation to these financial statements, the Standard states that it expects us to provide evidence to enable stakeholders to understand:

- Performance against our own value for money targets and any metrics set out by the regulator, and how that performance compares to peers
- Measurable plans to address any areas of underperformance, including clearly stating any areas where improvements would not be appropriate and the rationale for this

Our Vision, Mission and Purpose, and themes in our new Strategy, are all referenced on page 6. During 2025/26, the SYHA strategy was refreshed with changes reflecting the successful partnership with PfP and continued SYHA’s focus on maintain excellent performance across the organisation. This VFM Statement refers to both the performance of 2025/26 in relation to the strategy and looks forward to SYHA’s strengthened ability:

- to boost investment in our homes and neighbourhoods;
- to grow the number of quality, affordable homes in the South Yorkshire region; and
- to provide high quality, efficient and effective services for customers.

An important focus during the 2025/26 year has been working hard to support our customers to sustain their tenancies; the impact of our work in supporting customers to sustain their tenancies Data received from Mobyssoft, our rent collection software, shows exceptional performance in the year:



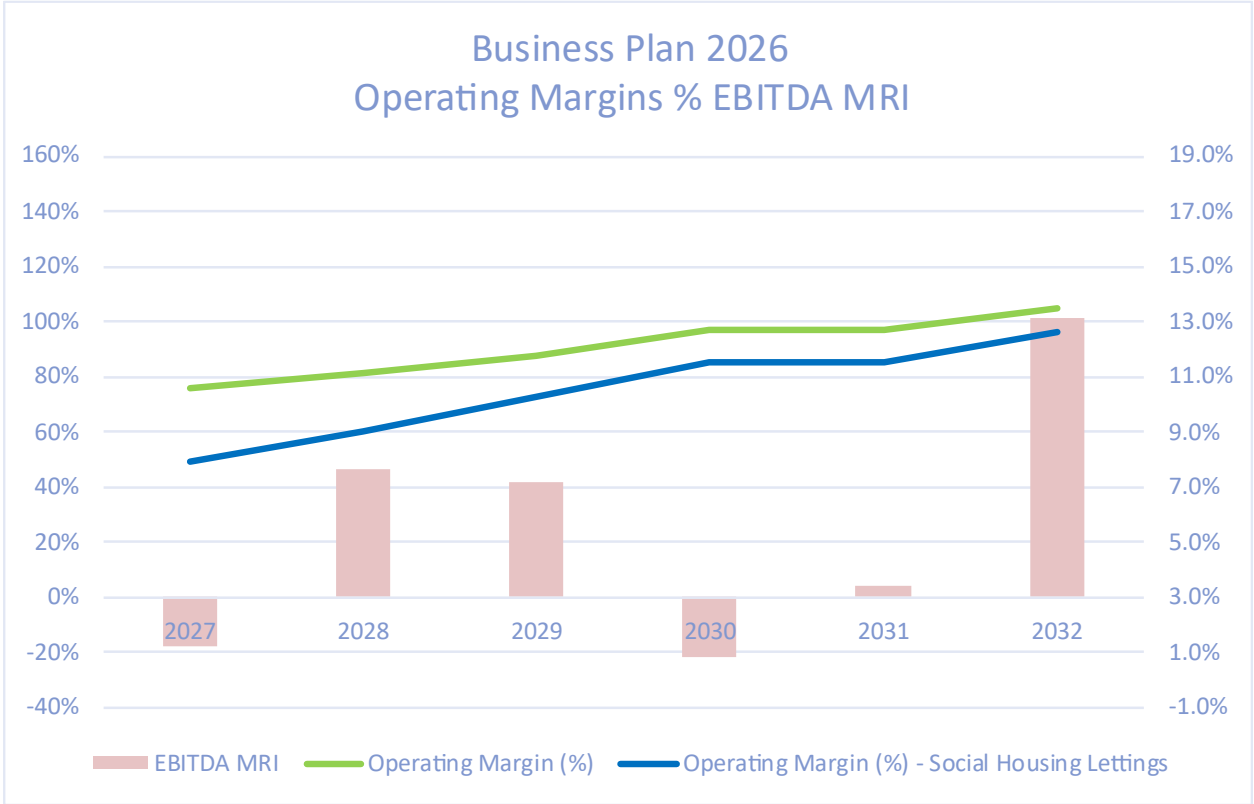
SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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Our approved 30-year Business Plan is based on the strengthened position resulting from being part of the wider PfP Group, allowing for accelerated and greater investment in our existing homes, the development of new homes and the removal of efficiency savings that might have impacted on service delivery, the elimination of property sales to fund investment.

The repayment of three main lenders has resulted in the removal of restrictive interest cover covenants. The table below shows the impact of increased investment, both revenue and capital, on SYHA’s margins and EBITDA MRI metrics; the increased investment reflects the result of the commitments as part of the partnership. Specifically, the EBITDA MRI shows the impact of significant investment in our existing homes, with the removal of the financial smoothing required whilst restrictive loan covenants were in place.

Table A



note: our operating margin (social housing lettings) generated from our business plan includes some costs that relate to the whole business, including other social housing and non-social housing, which are not readily distinguishable. These costs are only apportioned in the preparation of the financial statements.

Our Performance

44.8% of our turnover comes from the provision of a wide variety of care, supported housing and employment related services under the LiveWell brand. All of these services are commissioned in a competitive market where we have to demonstrate value for money in order to win business. The markets, cost drivers and asset management issues for these services are quite different to those for social rented housing, and this has a material impact on our overall performance. Operating margins tend to be much lower in this sector, as it is largely grant funded, which has an impact on our operating margins metric but also on EBITDA, return on capital employed and (higher) operating costs per unit.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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The LiveWell portfolio has a clear focus on financial viability in order to sustain LiveWell services and continue to deliver impact. LiveWell ensures close contract monitoring and ongoing viability testing on all contracts. The LiveWell Leadership Team use a RAG rating system to categorise the financial performance of services. Work on improving viability of LiveWell services continues to make a measurable difference as described on page 11. Despite the challenging environment we've worked hard to deliver efficiencies so that contracts remain financially viable, increasing the number of schemes that are rated green; the LiveWell operating margin for 2025/26 was 13.1%, and improvement of 4% against budget.

Our impact remains strong as one of the largest providers of care and supported housing services in the Sheffield City Region.

Continued work on improving returns and efficiency remains beneficial, with our operating margin overall showing improvement from last year and operating margin (social housing lettings), adjusted to exclude a one-off provision, showing better performance than our peer group.

Overall satisfaction remains high, as does our customers' views on treating them fairly and with respect which is core to our values.

In 2025/26, we continued using a census-style method for collecting TSM data. **Overall satisfaction was 84.6%**, reflecting the great service that we provide to our customers. SYHA benchmarks in the **upper quartile** across the bulk of satisfaction measures.

In the table below, we set out information using RSH metrics and our own internal metrics. We use our own actual figures and compare to our peer group median from the Regulator of Social Housing VFM Metrics Benchmarking 2025 (the latest Global Accounts data available) where relevant. We will compare against the 2026 sector figures when they become available to assess our relative position further.

Table B

RSH Metric	RSH Value for Money Sector Metrics:	SYHA Strategic theme	2022	2023	2024	2025	2026	RSH Value for Money peer group 2025 Median	BP 2025 target for 2026	Variance in 2026 performance against 2025
1	Reinvestment %	Homes	2.73%	2.86%	2.11%	1.26%	2.00%	8.00%	2.40%	🟡 -0.40%
3	Gearing	Finance	43.89%	44.97%	43.82%	42.25%	42.47%	41.40%	41.80%	🟡 0.67%
4	EBITDA MRI (as a percentage of interest)*	Finance	128%	95%	95%	135%	124.13%	127.8%	124.20%	🟡 -0.07%
5	Headline social housing cost per unit	Finance	£4,823	£5,716	£5,568	£5,526	£6,312	£5,292	£6,150	🔴 £162
7	Return on capital employed (ROCE)*	Finance	2.03%	3.18%	2.62%	3.35%	2.40%	2.70%	3.10%	🔴 -0.70%
2A	New supply %	Growth & Legacy	0.32%	0.31%	0.75%	0.04%	0.10%	1.00%	0.20%	🟡 -0.10%
2B	New supply % (non social)	Growth & Legacy	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6A	Operating margin (social housing lettings)	Finance	17.0%	10.8%	15.8%	20.60%	20.1%	19.0%	13.90%	🟢 6.21%
6B	Operating margin (overall)*	Finance	10.8%	9.7%	8.5%	14.5%	15.2%	16.1%	14.80%	🟢 0.37%
SYHA additional VFM metrics:										
	Customer Satisfaction (GN & OP %)	Customers	83%	83%	78%	77.1%	84.6%			
	Headline social housing cost per unit - General Needs	Finance	£3,022	£3,611	£3,351	£3,698	£4,432	£5,292		
	Overheads as % of adjusted turnover	Finance	12.89%	12.26%	14.02%	13.51%	14.29%	n/a		
	Operating margin - General Needs %	Finance	20.74%	16.76%	25.00%	23.01%	21.54%	19.0%		

(*note: the EBITDA MRI, ROCE and operating margin have been calculated excluding a one off, unusual provision included in operating costs in the year-end financial statements)

(RSH Peer Group: median scores for traditional, Yorkshire & Humber)

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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The sector metrics have been aligned to our strategic themes and described in terms of our Vision. Performance against the June 2025 approved Business Plan is where we expected in terms of metrics, with a slight underperformance in reinvestment, gearing, EBITDA MRI, and new supply. These metrics are measured against the Plan developed before our partnership with PfP, and highlights the investment capacity at the time. New supply was limited by our G3/V3 regulatory status, along with financial constraints controlling reinvestment in our homes. Continued efforts in workforce planning and efficiency savings resulted in improvements in operating margins, slightly beyond what was expected in the Plan.

Settle at home, live well and realise your potential

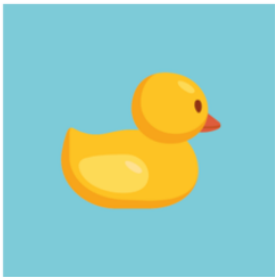
At SYHA we want to help people find and get established in a home that works for them. In order to do this, we continue to invest in our properties (both new supply and existing stock). Our **re-investment as a percentage of total cost of properties owned** is 2.0% in the year to 2026, an increase of 0.76% from 2025. We added five new homes for affordable rent during 2025/26. Our forecast is set to increase our new supply by an identified 79 homes by 2029/30 and a further 660 homes by 2035/36.

Our asset management programme saw us dispose of 34 dwellings, generating £4.2 million which was used to support our affordable homes programme and contribute to improving our existing homes.

Our planned investment in new and existing properties, based on the revised Partnership Business Plan is:

£000 Financial year ended	2027	2028	2029	2030	2031	Total
Existing Stock Investment	7,082	5,186	5,820	12,212	11,594	41,894
Fire Safety Works	920					920
Decarbonisation	861	1,143	1,342	1,746	859	5,951
Void Works/Active Asset Management	1,156					1,156
Lease purchases	1,330					1,330
Regeneration	1,400	2,051	2,105	2,156	2,199	9,911
Total	14,776	10,408	11,296	18,144	16,683	61,162

During the last year we have completed these upgrades for our customers:



134 new bathrooms



101 new kitchens



191 replacement heat sources



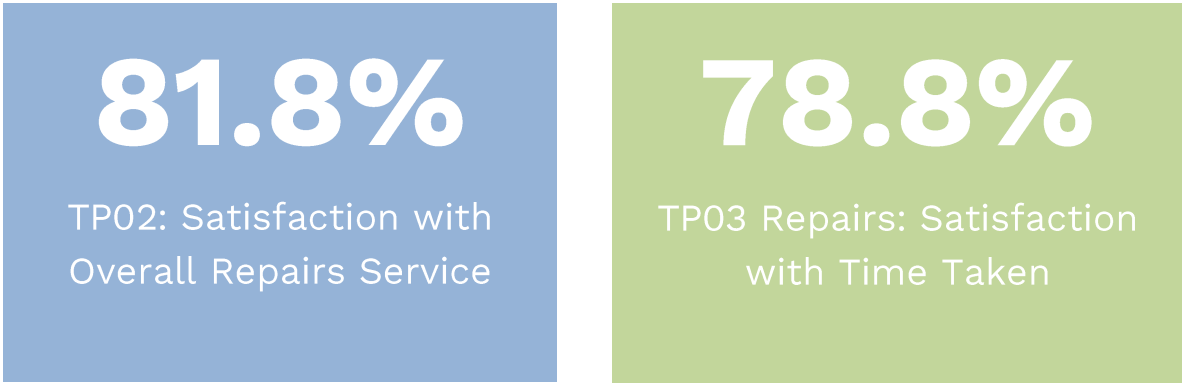
92 homes had new windows & doors

“The workmen were brilliant and did a nice job of my new windows and doors”
Paul, SYHA customer

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

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We are pleased that our **overall repairs service satisfaction** is significantly higher than the National TSM median result for 2025/26. A 4% increase, and a total of 18,526 responsive repairs have been completed in the year, with 99.1% of emergency repairs completed within the 24-hour target.



Despite our financial challenges, we invested **£3.75m** through our Stock Investment Plan (SIP). SIP spending in 2025/26 accounted for 70% of our Single Capital Plan and 24% of our overall repairs and maintenance spending.

“My new fencing looks absolutely brilliant – you did a splendid job and thank you for clearing up so well afterwards.”

SYHA customer

“The plumber was very polite, highly skilled, and did an excellent job.”

SYHA customer

The total cost-per-unit (CPU) of **all** asset capital works within our Single Capital Plan is **£1,076**. This is an increase from the SYHA 2024/25 position of £662, due to the proportion of higher value works being undertaken. The total cost per unit of maintenance and major repairs is **£3,048** (£2,457 in 2024/25); the most recent Regulator of Social Housing Global Accounts (2025) indicate the average cost per unit was £3,225. Revenue maintenance cost per unit increased by 10% to £1,972 in 2025/26.

Social value impact highlights – LiveWell

LiveWell operate services which benefit customers but in addition deliver wider social value.

This year we supported over 7,500 people through a range of services across our four portfolio areas.



SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

We currently manage 26 different services across these portfolios. This includes evidence-based models like Housing First, and Individual Placement and Support services supporting people living with severe mental health conditions into employment.

Some social value highlights from the last 12 months include:

Work and Wellbeing

Our work and wellbeing services support people to find, stay and thrive in employment. We also help our customers manage any physical and mental health conditions, and talk to their employer about what they need to do their best work. We believe that work can offer people joy, fulfilment, balance and stability, and are committed to helping people find the right job for them.



We are forward-thinking in our approach to helping people into work, and collaborate with partners across the UK to test and develop innovative employment support.

- We are part of the world's first randomised controlled trial of Individual Placement and Support employment support for people experiencing homelessness.
- Through our Jobs Plus service we are testing a new model of employment support that has been successful in the United States – we're part of the first UK provision.
- Our WorkWell service is testing 'upstream' employment support, which breaks the cycle of people being unable to sustain employment. We are one of 15 sites providing this service nationwide.
- Our three Pathways to Work services are offering a new model developed as part of the Pathways to Work commission, cited as an example of best practice in the recent Get Britain Working white paper.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Supported Housing and Extra Care

This year we have provided supported housing, Extra Care and residential care to **1,289** customers living in homes managed or owned by SYHA. Supported housing demonstrates a strong social return on investment (SROI), indicating that for every pound invested, significant social value is created.

For Extra Care Housing studies show one 80 bed service saves £800,000 pa. to the public purse. This demonstrates the positive impact of supported housing on various aspects of social wellbeing. Overall supported housing saves £6.80-£11.00 return on investment, including statutory savings such as reduction in higher cost hospital and care home admissions, wellbeing and economic returns e.g. reduction in social isolation.



350
people are supported across our seven extra-care schemes.

“I have been here for 17 years and it is the best thing that I have ever done.”

“I’ve got friends here. I have carers who help and staff are always watching out for us.”

“This is our time to shine.”

Extra-care customers

Our **SAMs service** provides supported living across South Yorkshire. The service is available to adults with learning difficulties, physical health conditions and long-term mental health conditions. Referrals to this service are accepted from a range of health and social care professionals including social workers, psychiatrists, occupational therapists and community psychiatric nurses.

“On the day of sign-up the housing officer was amazing and helped me every step of the way. My father was also impressed with the amount of support, and felt as though nothing was too much trouble and everything was sorted fast.”

SAMs customer

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Homeless services

We offer homes and support for people and families experiencing homelessness. Our services provide people with a safe space to recover from the trauma of being homeless, as well as helping them to look after their health and wellbeing, access any specialist support, and settle in a permanent home. We work with customers to develop skills to manage their tenancy, and connect them with local services and communities. Our support includes providing homes for individuals through Housing First Rotherham and Chesterfield. Housing First offers people who are experiencing homelessness – through leaving prison, rough sleeping, being at risk of eviction or living in temporary accommodation- a home to settle in. Their home creates a long-term, stable foundation for recovery and to access further support and opportunities.



At **Cuthbert Bank**, we work with families experiencing homelessness by providing a safe place to live while supporting them to find and settle in a permanent home. We work with local authorities, the voluntary and community sector and other housing associations to offer co-ordinated and holistic support.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

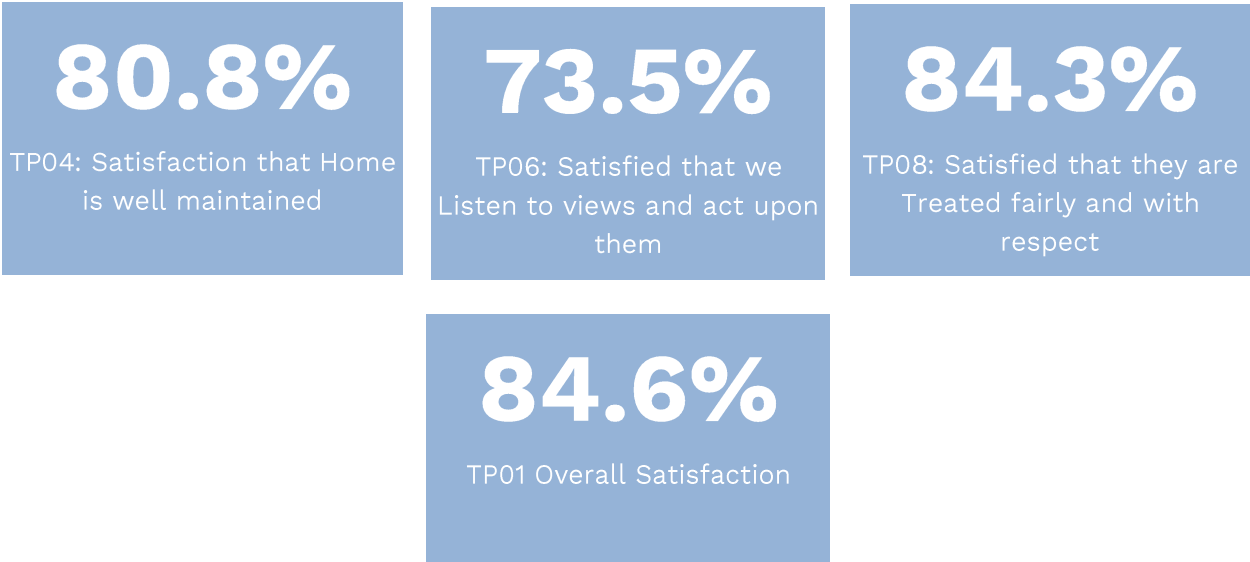
Board Report



Experience to be a joy

Our overall **customer satisfaction** is 84.6%. This performance is in the upper quartile against National TSM results for 2025/26.

Other great TSM results that we're really proud of:



SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Complaints

We regularly ask customers how we handled their complaint because their feedback matters to us. Everyone who makes a complaint is invited to complete a survey.

This year, 76% of customers surveyed said they were satisfied with how we handled their complaint—just above our 75% target.

“It was very easy to make the complaint”

“I had follow-on calls and the customer care has been very good”

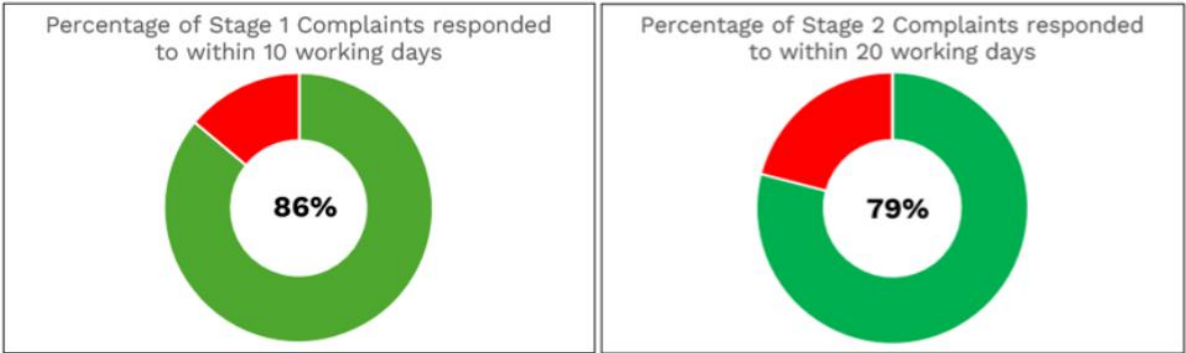
Some customers were frustrated that they had to complain in the first place:

“I felt like I shouldn’t have to complaint to get a response”

“The repair has now been done but I waited too long”

Each year, we ask customers about complaints through our Tenant Satisfaction Survey. This year, 52% of customers who made a complaint were satisfied with how we handled it — a 13% improvement on last year.

Customers told us it is now easier to make a complaint, that we keep them better informed, and that we respond more quickly. However, we know we still need to improve how quickly agreed actions are carried out once a complaint response has been issued.



Impact to be long term

A significant theme in our Strategy is focused on Finance – Deliver a **strong, compliant foundation for long-term success**. The key priorities of the theme include creating more stability and opportunities for the future of our organisation.
Our priorities:

- ✓ Deliver SYHA Business Plan efficiencies.
- ✓ Use SYHA’s Recycled Capital Grant Fund for maximum impact in the South Yorkshire region.
- ✓ Embed PfP regulatory practices to adopt PfP’s compliant regulatory gradings G1, V2, C1.

These priorities, along with our continued work on value for money will ensure that we have impact for the long term as part of the PfP Group.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Our overall **social housing cost per unit** is £6,312 in 2026 compared to a peer group median of £5,292 in 2025. This cost per unit is higher than our Business Plan target of £6,150 set in 2025.

The overall cost per unit is influenced heavily by our LiveWell services which, as typically grant funded services, have much higher operating costs and lower margins. Costs also vary significantly from one scheme to another within LiveWell, and the mix of services and funding within LiveWell can change from year-to-year. The effect of this has been for our overall cost per unit to vary from year-to-year. Because of this LiveWell effect, we separate out our general needs social rented housing figures from LiveWell when looking to analyse our performance and compare to our peers. Projects within LiveWell are subject to regular financial review. Where financial performance does not meet our expectations, we will firstly negotiate with the commissioner to address the issue. Where this is not resolved, we do not renew the service contract.

Looking just at our **general needs cost per unit**, this was £4,432 in 2025/26, compared to £3,698 in 2024/25. The increase is mostly driven by the increased investment in our homes with an increase of 63% in spend on major repairs per unit. From table B above we break this down into various elements of cost:

Table C

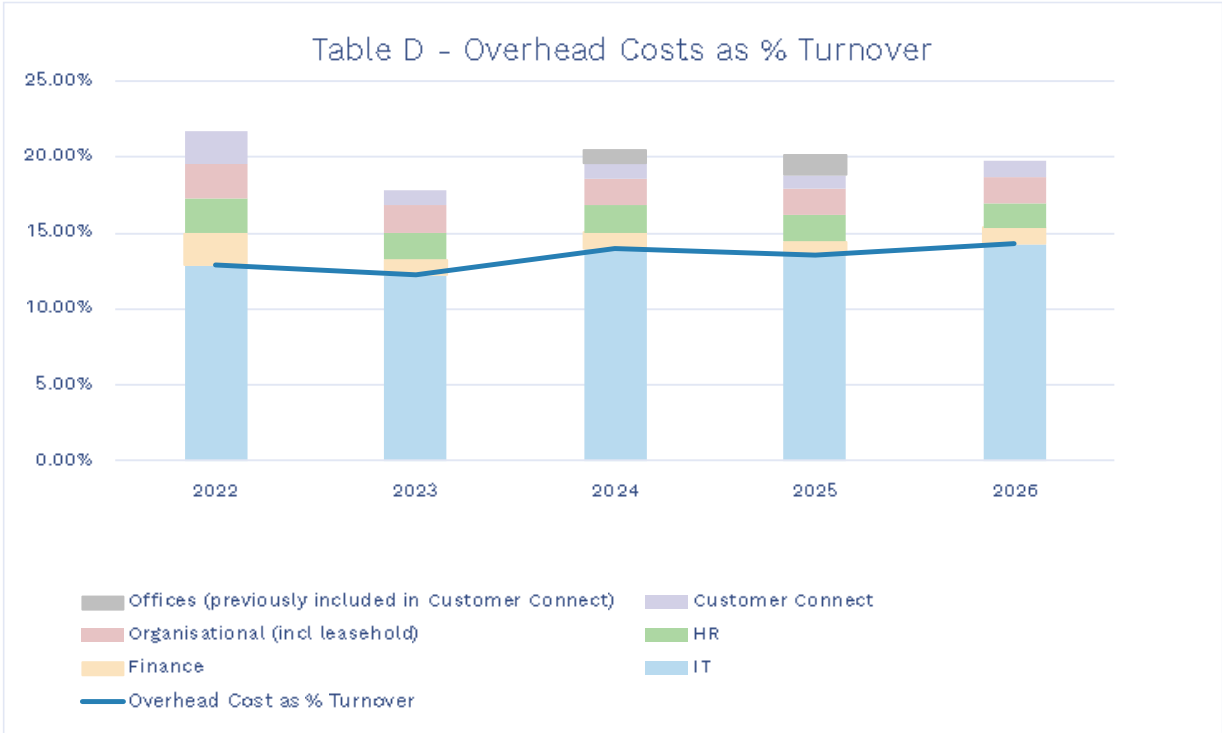
General Needs cost/unit	2022	2023	2024	2025	2026
Headline social housing cost	£3,022	£3,611	£3,351	£3,698	£4,432
Management cost	£1,079	£1,150	£1,081	£1,253	£1,407
Service charge cost	£135	£160	£136	£162	£169
Maintenance cost	£1,241	£1,506	£1,485	£1,703	£1,911
Major repairs cost	£560	£775	£617	£583	£893
Other social housing costs	£7	£20	£32	£-3	£53

Our management cost per unit (general needs) increased by 12.3% to £1,407. On the whole, this was due to inflationary rises in our costs. Our maintenance and major repairs costs together are £2,804, an increase of 23% from £2,286 in 24/25, due to planned increased spend on damp, mould and condensation and increased spend on component replacements.

We use **overhead cost as a % of turnover** as a measure when analysing our performance and setting budgets and future plans. The costs associated with our organisational overheads and partnership activities result in overhead percentage increasing to 14.29% from 13.51% in 2025.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report



At 2.40% in 2025/26, our **return on capital employed** (ROCE) is slightly lower than the sector median (peer group 2025) of 2.7% and our target of 3.1%. Our Partnership Business Plan for the Association shows an increase then stable trend in performance as follows:

Year	2027	2028	2029	2030
Return on Capital Employed	2.9%	3.2%	3.1%	3.3%

Within our strategic theme of Homes, we will be guided by rich stock condition data intelligence and insight to boost investment in our homes and neighbourhoods and will continue to analyse returns across all our assets and use this to drive our decision making. For our LiveWell assets, we analyse our asset performance in terms of customer impact, business impact (gathering a rating based on profitability and NPV) and system impact (the value of the asset on the wider health and care system).

Our **gearing measure**, at 42.47% is slightly higher than the 2025 peer group benchmark median of 41.4% and is a slightly higher position when compared with our projected 2025 business plan performance for 2026. This reflects the extent to which we have invested in providing new homes over many years.

Our overall **operating margin** in 25/26 was 15.2%, a small improvement of 0.7% on the previous year. Comparing to the sector scores, our performance on this metric is again heavily influenced by lower margins in LiveWell. Significant work on improving margins has resulted in improvements on the social housing lettings margin, which is now above the peer group median of 19.0% and also above our 2025 business plan target of 14.8%. The reported margins have been calculated excluding a one off, unusual provision included in operating costs in the year-end financial statements to give a fairer comparison.

Future

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

In the current volatile economic environment and our striving for increased value for money, we want to ensure that SYHA's lasting impact through LiveWell services and more social homes. To this end, SYHA are now part of the Places for People (PfP) Group. This has strengthened SYHA's ability to boost investment in our homes and neighbourhoods; to grow the number of quality, affordable homes in the South Yorkshire region; and to provide high quality, efficient and effective services for customers.

The impact of the above, and the ability to remove some of the efficiency savings that might have impacted service delivery to our customers means that there is a planned and accepted reduction in operating margin before a slight, steady increase in operating surpluses and margins as shown below:

Year	2027	2028	2029	2030	2031
Operating margin	10.6%	11.1%	11.8%	12.7%	12.7%

Our **targets** in our Business Plan in relation to the Regulatory Metrics are shown below and we will monitor and report against these.

RSH Metric	RSH Value for Money Sector Metrics:	SYHA Strategic theme	2026	2027	2028	2029	2030	2031
1	Reinvestment %	Homes	2.00%					
3	Gearing	Finance	42.47%	43.0%	47.6%	50.0%	53.0%	55.7%
4	EBITDA MRI (as a percentage of interest)*	Finance	124.13%					
5	Headline social housing cost per unit	Finance	£6,312	£8,436	£7,466	£7,717	£9,035	£8,830
7	Return on capital employed (ROCE)*	Finance	2.40%	2.0%	1.7%	1.8%	1.9%	1.8%
2A	New supply %	Growth & Legacy	0.10%	0.0%	1.4%	1.0%	1.3%	1.1%
2B	New supply % (non social)	Growth & Legacy	0.00%					
6A	Operating margin (social housing lettings)	Finance	20.1%	7.9%	9.0%	10.3%	11.5%	11.5%
6B	Operating margin (overall)*	Finance	15.2%	10.6%	11.1%	11.8%	12.7%	12.7%

(note: our operating margin (social housing lettings) generated from our business plan includes some costs that relate to the whole business, including other social housing and non-social housing, which are not readily distinguishable. These costs are only apportioned in the preparation of the financial statements).

In the year, we have seen some of our Value for Money metrics improve, together with delivering exceptional social value through our LiveWell contracts, whilst maintaining excellent customer satisfaction. The strengthening of SYHA's finances by joining the PfP Group will allow SYHA to grow the number of quality, affordable homes, create more social value in the South Yorkshire region and unlock growth, investment, and impact. All this whilst maintaining performance and customer service.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Statement of Board Members' Responsibilities

The Board is responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and regulations.

Registered Provider Rules require the Board to prepare financial statements for each financial year. Under that legislation the Board has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under Housing Association legislation, the Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and the Association and of the surplus or deficit of the Group and Association for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and Association will continue in business.

The Board is 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 Housing Association legislation (*Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2022*). The Board is 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 directors are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to the auditor

Each of the Board Members at the date of approval of this report has confirmed that:

- As far as the Board Members are aware, there is no relevant audit information of which the Group's auditor is unaware; and
- The Board Members have taken all the steps that they ought to have taken in their roles to make themselves aware of any relevant audit information and to establish that the Group's auditor is aware of that information.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Employment Consideration for Disabled Employees

At SYHA, we are committed to fostering an inclusive workplace where diversity is valued, and every individual has the opportunity to contribute and grow. We recognise the importance of supporting employees with disabilities and ensuring they are treated with dignity, respect, and fairness throughout the employment process.

Equal Opportunity

We are an equal opportunity employer. This means that we do not discriminate on the basis of disability, or any other characteristic protected by law. All employment decisions, including hiring, promotion, and training opportunities, are based on merit, qualifications, and the needs of the business, regardless of whether an employee or applicant has a disability.

Disability Confident

We are a disability confident employer.

Reasonable Adjustments

We are committed to providing reasonable adjustments to employees and applicants with disabilities. If an individual requires an adjustment or modification in the application process, or to perform the essential functions of the job, we encourage them to inform us as soon as possible. Our goal is to remove barriers and enable individuals to perform their work effectively.

Confidentiality

All information regarding an employee's disability is treated with strict confidentiality. This information will only be disclosed to those directly involved in the accommodation process and only to the extent necessary to facilitate a reasonable accommodation or to ensure workplace safety.

Training and Awareness

Our organisation provides regular training to all employees, particularly those in managerial or supervisory roles, to raise awareness about disability inclusion and to ensure that they understand their responsibilities under the law. This includes understanding how to interact with and support employees with disabilities and how to handle accommodation requests.

Continuous Improvement

We continually review and improve our policies and practices to ensure they are effective in promoting an inclusive environment for employees with disabilities. Feedback from employees and applicants is encouraged and will be used to enhance our approach.

We are committed to providing the support necessary to ensure all employees can thrive at SYHA.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report (continued)

Internal Control

The Board is responsible for the Association's system of internal control. This system is designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable, and not absolute, assurance against material misstatement or loss. There is an ongoing process for identifying, evaluating, and managing any significant risks faced by the Association, and this has been in place for the year under review and up to the date of the approval of the annual report and accounts.

These are the procedures which the Board has established, and which are designed to provide effective internal control:

Identification and evaluation of key risks

The Board has approved a Risk and Assurance Framework, setting out the embedded risk management processes to be used across the business. These include the identification, evaluation and control of significant risks at corporate and departmental level. SYHA's policy is for risk assessments to be prepared for all material new business activities. Regular reports on corporate risks are presented to the Board Advisory Group and the Board. The Executive Leadership Team regularly reviews departmental risks, and escalates to the Corporate Risk Register where appropriate. In addition, the Chief Executive provides regular updates to the Board on significant changes affecting key risks.

Monitoring and corrective action

A system of control self-assessment and hierarchical reporting is in place for all key operational processes. This provides for successive assurances to be given at increasingly higher levels of management, and to the Board. This includes procedures for ensuring that appropriate corrective action is taken in respect of any material control issues.

Control environment and control procedures

The Association has a Code of Conduct, which sets out the Association's policy with regards to integrity and ethics, and this is disseminated to all employees. SYHA maintains a framework of policies and procedures with which all employees must comply. These cover issues such as delegated authority, financial regulations, accounting, treasury management, health and safety, data protection and fraud prevention and detection.

The Association receives reports from various external regulatory bodies, such as the Regulator of Social Housing, the Housing Ombudsman, and the Care Quality Commission. Where relevant, learning from these publications is incorporated into SYHA's systems and processes.

Information and financial reporting systems

Financial control procedures include preparation of detailed annual budgets for all areas of the business, approved by the Board. The Board receives reports each quarter comparing actual performance with budget. Information on performance indicators across the business is considered each quarter by the Board to assess progress towards the achievement of key business objectives and targets. Detailed financial information is provided regularly to all budget holders. The Board approves a long-term business plan each year. The Board Advisory Group considers a report from the Association's external auditors on the outcome of their audit, including comments on any internal control or risk issues that may have arisen.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report (continued)

Internal Audit

The PfP Group has an annual programme of internal audit determined and approved by the PfP Audit and Risk Committee. As a member of PfP Group audit requirements of SYHA are included within the programme. Reports are presented to the PfP Audit and Risk Committee, who in turn provide assurance to the Board of SYHA. Prior to joining PfP SYHA had an annual programme of internal audit determined and approved by the Audit and Assurance Committee of SYHA, based upon a risk-based needs assessment. This was effective for the full reporting period. Internal audit provides a degree of assurance as to the effectiveness of internal control systems.

The Board has reviewed the effectiveness of the system of internal control. No weaknesses in internal control have resulted in material losses, contingencies, or uncertainties which require disclosure in the financial statements or the auditor's report on the financial statements.

BY ORDER OF THE BOARD

Approved by the Board on 5 August 2026

and signed on its behalf by

Signed by:

 6FA44683BD6B4EF...

M Harrison

Chair of the Board

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Independent Auditor's Report

Opinion

We have audited the financial statements of South Yorkshire Housing Association Limited (the 'parent association') and its subsidiaries (the 'group') for the year ended 31 March 2026 which comprise the Group and parent association Statements of Comprehensive Income, the Group and parent association Statements of Financial Position, the Group and parent association Statements of Changes in Reserves, the consolidated 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, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice). In our opinion, the financial statements:

- give a true and fair view of the state of the group's and of the parent association's affairs as at 31 March 2026 and of the group's and of the parent association's results for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report. We are independent of the group and parent Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Boards' 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 parent association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

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

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Independent Auditor's Report

apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the group and parent association and its environment obtained in the course of the audit, we have not identified material misstatements in the Board of management report.

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

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

Responsibilities of the Board

As explained more fully in the Statement of the Boards' responsibilities statement set out on page 38, the Board are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board are responsible for assessing the Group's and parent 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 parent 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 the financial statements.

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

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Independent Auditor's Report

Based on our understanding of the group and parent association and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: employment regulation, health and safety regulation, anti-money laundering regulation.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the group and parent association is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence, if any, with relevant licensing or regulatory authorities;
- Communicating identified laws and regulations to the engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the group and parent association which were contrary to applicable laws and regulations, including fraud.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation, the Co-operative Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social housing 2022.

In addition, we evaluated the Board's and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to revenue recognition (which we pinpointed to the cut-off assertion subject to your revenue recognition significant fraud risk), and significant one-off or unusual transactions].

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the Board and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

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.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Independent Auditor's Report

Use of the audit report

This report is made solely to the association's members as a body in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014 and Chapter 4 of Part 2 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body for our audit work, for this report, or for the opinions we have formed.

Signed by:

DBC7679AF0DF489...

Menzies LLP Birmingham
Chartered Accountants and Statutory Auditor
The Colmore Building
20 Colmore Circus Queensway
Birmingham
B4 6AT
Date: 17-Sep-2026

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Statement of Comprehensive Income

For the year ended 31 March 2026

	Note	Group 2026 £'000	2025 £'000	Association 2026 £'000	2025 £'000
Turnover	3a	54,049	51,573	52,805	50,359
Operating expenditure	3a	(50,632)	(43,766)	(49,931)	(43,039)
Gain on disposal of property, plant & equipment	4	1,993	2,341	1,993	2,330
Operating surplus	3a	5,410	10,148	4,867	9,650
Finance Income	6	277	313	124	180
Interest and financing costs	5	(7,689)	(7,844)	(7,000)	(7,158)
Surplus/(Deficit) on revaluation of investment properties	14	-	40	-	40
Surplus/(Deficit) on revaluation of fixed asset investments	14	16	(18)	16	(18)
Share of (loss)/profit in joint venture	14	(87)	159	-	-
Impairment of fixed assets		(8,489)	(145)	(8,489)	(690)
Surplus before tax	7	(10,562)	2,653	(10,482)	2,004
Taxation	10	(29)	6	-	-
Surplus for the year		(10,591)	2,659	(10,482)	2,004
Actuarial gain/(loss) in respect of pension schemes	20	328	253	328	253
Total comprehensive income for the year		(10,263)	2,912	(10,154)	2,257

The financial statements were approved and authorised for issue by the Board on 5 August 2026 and were signed on its behalf by:

Signed by:

 6FA44683BD6B4EF...
 M Harrison – Chair of the Board

Signed by:

 447BA7B79A104FC...
 K Dickinson – Vice Chair

Signed by:

 A85B34855D7B4A8...
 D Chrystal – Secretary

The Consolidated and Association's results relate wholly to continuing activities and the notes on pages 47 to 93 form an integral part of these financial statements.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Statement of Financial Position

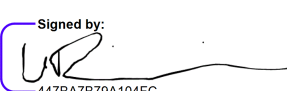
As at 31 March 2026

	Note	Group		Association	
		2026 £'000	2025 £'000	2026 £'000	2025 £'000
Fixed assets					
Intangible assets	11	-	2,523	-	2,524
Housing properties	12	301,363	301,625	288,124	288,366
Other property, plant & equipment	13	3,698	9,320	3,697	9,318
Investment in subsidiary		-	-	3,020	2,380
Investment in joint venture	14	2,997	2,444	-	-
Other investments	14	1,174	1,378	1,174	1,358
		309,232	317,290	296,015	303,946
Current assets					
Inventories	15	94	499	94	499
Debtors	16	4,282	4,221	4,419	4,315
Cash & cash equivalents	17	2,752	3,434	1,525	2,364
		7,128	8,154	6,038	7,178
Creditors: Amounts falling due within one year	18	(16,716)	(23,613)	(16,480)	(23,440)
Net current liabilities		(9,588)	(15,459)	(10,442)	(16,262)
Total assets less current liabilities		299,644	301,831	285,573	287,684
Creditors: Amounts falling due after more than one year	19	(268,719)	(259,296)	(254,366)	(244,979)
Defined benefit pension liability	20	(2,121)	(3,466)	(2,121)	(3,466)
Net assets		28,804	39,067	29,086	39,239
Capital & reserves					
Called-up share capital	22	-	-	-	-
Revenue reserve		28,802	39,065	29,084	39,238
Restricted reserve		2	2	2	2
Total reserves		28,804	39,067	29,086	39,240

The financial statements were approved and authorised for issue by the Board on 5 August 2026 and signed on its behalf by:

Signed by:

 6FA44683BD6B4EF...
 M Harrison – Chair of the Board

Signed by:

 447BA7B79A104FC...
 K Dickinson – Vice Chair

Signed by:

 A85B34855D7B4A8...
 D Chrystal – Secretary

The Consolidated and Association's results relate wholly to continuing activities and the notes on pages 50 to 98 form an integral part of these financial statements.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Statement of Changes in Reserves

For the year ended 31 March 2026

GROUP

	Income and expenditure reserve £'000	Restricted reserve £'000	2026 Total £'000
At 1 April 2025	39,065	2	39,067
Movement in Reserves			
Deficit for the year	(10,591)	-	(10,591)
Reclassification	-	-	-
Actuarial gain in respect of pension schemes	328	-	328
At 31 March 2026	28,802	2	28,804

ASSOCIATION

At 1 April 2025	39,238	2	39,240
Movement in Reserves			
Deficit for the year	(10,482)	-	(10,482)
Actuarial gain in respect of pension schemes	328	-	328
At 31 March 2026	29,084	2	29,086

The notes on pages 50 to 98 form an integral part of these financial statements.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Consolidated Statement of Cashflows

For the year ended 31 March 2026

	2026	2025
Net cash generated from operating activities	9,882	12,482
Cash flows from investing activities		
Purchase of property, plant & equipment	(9,096)	(6,192)
Proceeds from the sale of property, plant and equipment	4,228	5,636
Net grants received/(repaid)	216	882
Interest received	249	272
Net cash flows from investing activities	(4,403)	598
Cash flows from financing activities		
Interest paid	(6,075)	(7,440)
Finance lease rental payments	(689)	(686)
New loans	90,500	-
Repayments of borrowings	(89,897)	(6,087)
Net cash flows from financing activities	(6,161)	(14,213)
Net change in cash and cash equivalents	(682)	(1,133)
Cash and cash equivalents at 1 April	3,434	4,567
Cash and cash equivalents at 31 March	2,752	3,434
Cash flow from operating activities		
Surplus for the year	(10,591)	2,494
Adjustment for non-cash items:		
Depreciation of property, plant and equipment (incl. disposals)	12,759	7,967
Profit on disposal of fixed assets	1,993	2,341
Amortisation of intangible assets	2,729	505
Decrease/(increase) in inventories	16	(15)
Decrease/(increase) in debtors	355	(505)
Increase/(decrease) in creditors and provisions	225	3,617
Share of loss in joint venture	87	-
Pension costs less contributions payable	(1,017)	(1,215)
Decrease/(increase) in fair value of investment property	(436)	(22)
Adjustments for investing or financing activities:		
Proceeds from the sale of property, plant and equipment	(4,228)	(5,636)
Government grants movement in the year	551	(4,586)
Interest payable	7,716	7,851
Interest receivable	(277)	(313)
Cash generated by operations	9,882	12,482

The notes on pages 50 to 98 form an integral part of these financial statements

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

1. Legal Status

South Yorkshire Housing Association Limited is incorporated in England and Wales under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as a Private Social Landlord. The registered office is 152 Rockingham Street Sheffield S1 4EB. The Association's (SYHA) principal activity is to provide social housing.

The Group as referred to in the financial statements comprises the accounts of SYHA and the following entities:

Name	Incorporation	Registered/ Non-registered
SYHA Enterprises Limited	Companies Act 2006	Non-registered
Alliance Housing Association (South Yorkshire) Limited	Co-operative and Community Benefit Societies Act 2014	Registered
Charter Housing Limited	Companies Act 2006	Non-registered
South Yorkshire (Second) Housing Association Limited	Co-operative and Community Benefit Societies Act 2014	Non-registered

On 1 December 2025 SYHA became a wholly owned subsidiary of Places for People Group Limited (PfP). PfP is a private company limited by guarantee without share capital, registered in England and Wales (No. 03777037) and is considered to be a public benefit entity. The registered office of PfP is 305 Gray's Inn Road, London, England, WC1X 8QR.

2. Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and to the preceding year.

Going Concern

The Group's activities, together with the factors likely to affect its future development, its financial position, financial risk management objectives, details of its financial instruments and derivative activities, and its exposures to credit, liquidity and cash flow risk are described in the Strategic Report.

The Group has considerable financial resources and, therefore, the Board believes that the Group is well placed to manage its business risks despite current uncertainties in the economic climate that may impact the social housing sector. Joining PfP as a subsidiary in December 2025 has strengthened the financial resilience of SYHA substantially. In April 2025, SYHA launched its new 2-year strategy that was subsequently refreshed after joining PfP. The priorities in our strategy will ensure that SYHA continues to provide good-quality, well-maintained homes, and support for people to settle and live well in their community.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

After making enquiries, and through developing its 2026 Business Plan, the Board has a reasonable expectation that both SYHA and the SYHA Group of companies have adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these Financial Statements.

General information and basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council and comply with the Statement of Recommended Practice for registered social housing providers 2018 (SORP), the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2022. South Yorkshire Housing Association Limited is a public benefit entity, as defined in FRS 102 and applies the relevant paragraphs prefixed ‘PBE’ in FRS 102.

Basis of consolidation

The Group financial statements consolidate the financial statements of the Association and its subsidiary undertakings drawn up to 31 March each year. South Yorkshire Housing Association Limited has four subsidiary undertakings and a joint venture. Two of the subsidiaries are dormant and are excluded from consolidation on grounds of materiality, but two, SYHA Enterprises Limited and Alliance Housing Association (South Yorkshire) Limited, are trading. These accounts consolidate those of the Association, Alliance Housing Association (South Yorkshire) Limited and SYHA Enterprises Limited made up to 31 March 2026. The Group financial statements include 20% of the profits and losses of Forge New Homes LLP, the Joint Venture.

Housing properties

Housing properties for letting and shared ownership properties are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes the cost of acquiring land and buildings, directly attributable development costs and borrowing costs directly attributable to the construction of new housing properties during the development. Capitalisation ceases when substantially all the activities that are necessary to get the asset ready for use are complete.

Depreciation is charged so as to write down the net book value of housing properties to their estimated residual value, on a straight-line basis, over their useful economic lives of 100 years. Freehold land is not depreciated.

Major components

Major components of housing properties, which have significantly different patterns of consumption of economic benefits, are treated as separate assets and depreciated over their expected useful economic lives at the following annual rates:

Structure	100 years	Roofs	70 years
Electrics	40 years	Doors and windows	30 years
Bathrooms	30 years	Mechanical systems	30 years
Kitchens	20 years	Lifts	20 years
Gas boilers	15 years		

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

Properties held on long leases are depreciated over their estimated useful economic lives or the lease duration if shorter.

Improvements

Where there are improvements to housing properties that are expected to provide incremental future benefits, these are capitalised and added to the carrying amount of the property and depreciated in accordance with the depreciation policy. Any works to housing properties which do not replace a component or result in an incremental future benefit are charged as expenditure in surplus or deficit in the Statement of Comprehensive Income.

Leaseholders

Where the rights and obligations for improving a housing property reside with the leaseholder or tenant, any works to improve such properties incurred by the Association is recharged to the leaseholder and recognised in surplus or deficit in the Statement of Comprehensive Income along with the corresponding income from the leaseholder or tenant.

Non-housing property, plant and equipment

Non-housing property, plant and equipment is stated at historic cost less accumulated depreciation and any provision for impairment. Depreciation is provided on all non-housing property, plant and equipment, other than investment properties and freehold land, at rates calculated to write off the cost or valuation, less estimated residual value, of each asset on a straight-line basis over its expected useful life, as follows:

Office premises	- written off over the term of the lease
Office components	- 15 – 70 years (in accordance with the component lives stated above)
Enhancement to office premises	- 10 years
Housing management and ERP system	- 15 years
Office equipment and computer hardware	- 4 years
Motor vehicles	- 4 years
Furnishing schemes and general equipment	- 4 – 7 years

Intangible assets

Intangible assets are stated at historic cost or valuation, less accumulated amortisation and any provision for impairment. Amortisation is provided on all Intangible assets at rates calculated to write off the cost or valuation of each asset on a straight-line basis over its expected useful life, as follows:

Software implementation	- 10 years
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SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

Impairment of social housing properties

Properties held for their social benefit are not held solely for the cash inflows they generate and are held for their service potential.

An assessment is made at each reporting date as to whether an indicator of impairment exists. If such an indicator exists, an impairment assessment is carried out and an estimate of the recoverable amount of the asset is made. Where the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recognised in surplus or deficit in the Statement of Comprehensive Income. The recoverable amount of an asset is the higher of its value in use and fair value less costs to sell. Where assets are held for their service potential, value in use is determined by the present value of the asset's remaining service potential plus the net amount expected to be received from its disposal. Depreciated replacement cost is taken as a suitable measurement model.

An impairment loss is reversed if the reasons for the impairment loss have ceased to apply and included in surplus or deficit in the Statement of Comprehensive Income.

Social Housing Grant and other Government grants

Where grants are received from government agencies such as the Homes England, local authorities, devolved government agencies, health authorities and the European Commission which meet the definition of government grants they are recognised when there is reasonable assurance that the conditions attached to them will be complied with and that the grant will be received.

Government grants are recognised using the accrual model and are classified either as a grant relating to revenue or a grant relating to assets. Grants relating to revenue are recognised in income on a systematic basis over the period in which related costs for which the grant is intended to compensate are recognised. Where a grant is receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support with no future related costs, it is recognised as revenue in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Grants received for housing properties are recognised in income over the expected useful life of the housing property structure. Where a grant is received specifically for components of a housing property, the grant is recognised in income over the expected useful life of the component.

Grants received from non-government sources are recognised as revenue using the performance model.

Recycling of grants

Where there is a requirement to either repay or recycle a grant received for an asset that has been disposed of, a provision is included in the Statement of Financial Position to recognise this obligation as a liability. When approval is received from the funding body to use the grant for a specific development, the amount previously recognised as a provision for the recycling of the grant is reclassified as a creditor in the Statement of Financial Position.

For shared ownership staircasing sales, when full staircasing has not taken place, the recycling of the grant may be deferred if the net sales proceeds are insufficient to meet the grant obligation relating to the disposal and is not recognised as a provision. On subsequent staircasing sales, the

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

requirement to recycle the grant becomes an obligation if sufficient sales proceeds are generated to meet the obligation and a provision is recognised at this point.

On disposal of an asset for which government grant was received, if there is no obligation to repay the grant, any unamortised grant remaining within liabilities in the Statement of Financial Position related to this asset is derecognised as a liability and recognised as revenue in surplus or deficit in the Statement of Comprehensive Income.

Restricted reserves

Where reserves are subject to an external restriction, they are separately recognised within reserves as a restricted reserve. Revenue and expenditure is included in surplus or deficit in the Statement of Comprehensive Income and a transfer is made from the general reserve to the restricted reserve.

The balance on the reserve is wholly attributed to the Big Lottery Fund Grant for the Age Better programme.

Leased assets

At inception the Group assesses agreements that transfer the right to use assets. The assessment considers whether the arrangement is, or contains, a lease based on the substance of the arrangement.

Finance leased assets

Leases of assets that transfer substantially all the risks and rewards incidental to ownership are classified as finance leases.

Finance leases are capitalised at commencement of the lease as assets at the fair value of the leased asset or, if lower, the present value of the minimum lease payments calculated using the interest rate implicit in the lease.

Assets are depreciated over the shorter of the lease term and the estimated useful life of the asset. Assets are assessed for impairment at each reporting date.

The capital element of lease obligations is recorded as a liability on inception of the arrangement. Lease payments are apportioned between capital repayment and finance charge, using the effective interest rate method, to produce a constant rate of charge on the balance of the capital repayments outstanding.

Operating leased assets

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases.

Payments under operating leases are charged to surplus or deficit in the Statement of Comprehensive Income on a straight-line basis over the period of the lease.

Interest payable

Borrowing costs are interest and other costs incurred in connection with the borrowing of funds. Borrowing costs are calculated using the effective interest rate, which is the rate that exactly discounts estimated future cash payments or receipts through the expected life of a financial instrument and is determined on the basis of the carrying amount of the financial liability at initial recognition. Under the effective interest method, the amortised cost of a financial liability is the present value of future cash payments discounted at the effective interest rate and the interest

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

expense in a period equals the carrying amount of the financial liability at the beginning of a period multiplied by the effective interest rate for the period.

Interest is capitalised on borrowings related to the development of qualifying assets, to the extent that it accrues in respect of the period of development if it represents interest on borrowings specifically financing the development programme after deduction of related grants received in advance. Other interest payable is charged to income and expenditure in the year.

Pensions

The Association participates in two multi-employer schemes, the defined benefit Social Housing Pensions Scheme and a Local Government Pension Scheme, where it is possible for individual employers as admitted bodies to identify their share of the assets and liabilities of the pension scheme. For these schemes the amounts charged to operating surplus are the costs arising from employee services rendered during the period and the cost of plan introductions, benefit changes, settlements and curtailments. They are included as part of staff costs. The net interest cost on the net defined benefit liability is charged to revenue and included within finance costs. Remeasurement comprising actuarial gains and losses and the return on scheme assets (excluding amounts included in net interest on the net defined benefit liability) are recognised immediately in other comprehensive income.

Defined benefit schemes are funded, with the assets of the scheme held separately from those of the Group, in separate trustee administered funds. Pension scheme assets are measured at fair value, and liabilities are measured on an actuarial basis using the projected unit credit method. The actuarial valuations are obtained at least triennially and are updated at each Statement of Financial Position date.

Defined contribution scheme

The Group also participates in a defined contribution scheme where the amount charged to surplus or deficit in the Statement of Comprehensive Income in respect of pension costs and other post-retirement benefits 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.

Turnover

Turnover represents rent and service charges receivable (net of rent and service charge losses from voids) and disposal proceeds of current assets such as properties developed for outright sale or shared ownership first tranche sales at completion together with revenue grants from local authorities and Homes England.

Shared ownership property sales

Shared ownership properties, including those under construction, are split between non-current assets and current assets. The split is determined by the percentage of the property to be sold under the first tranche disposal which is shown on initial recognition as a current asset, with the remainder classified as a non-current asset within property plant and equipment. Where this would result in a surplus on the disposal of the current asset that would exceed the anticipated

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

overall surplus, the surplus on disposal of the first tranche is limited to the overall surplus by adjusting the costs allocated to current or non-current assets.

Proceeds from first tranche disposals are accounted for as turnover in the Statement of Comprehensive Income of the period in which the disposals occur and the cost of sale is transferred from current assets to operating costs. Proceeds from subsequent tranche sales are treated as disposals of fixed assets.

Investments

Investments that are publicly traded or whose fair value can be measured reliably are measured at fair value with changes in fair value recognised in surplus or deficit in the Statement of Comprehensive Income. Other investments are measured at amortised cost less impairment.

Joint venture

The Group's interest in the joint venture is a jointly controlled entity, and the investment is accounted for using the equity method under FRS 102. The joint venture is carried within the Group's financial statements at the Group's share of its net assets/liabilities, and the Group recognises its share of the profit or loss for the period.

Financial instruments

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument.

Financial assets carried at amortised cost

Financial assets carried at amortised cost comprise rent arrears, trade and other receivables and cash and cash equivalents. Financial assets are initially recognised at fair value plus directly attributable transaction costs. After initial recognition, they are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

If there is objective evidence that there is an impairment loss, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced accordingly.

A financial asset is derecognised when the contractual rights to the cash flows expire, or when the financial asset and all substantial risks and reward are transferred.

If an arrangement constitutes a financing transaction, the financial asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial liabilities carried at amortised cost

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

These financial liabilities include trade and other payables and interest-bearing loans and borrowings.

Non-current debt instruments which meet the necessary conditions in FRS 102, are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, with interest-related charges recognised as an expense in finance costs in the Statement of Comprehensive Income. Discounting is omitted where the effect of discounting is immaterial.

A financial liability is derecognised only when the contractual obligation is extinguished, that is, when the obligation is discharged, cancelled or expires.

Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and demand deposits, together with other short term, highly liquid investments that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

Significant management judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

Significant management judgements

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

Impairment of social housing properties

An annual assessment is made as to whether an indicator of impairment exists. This judgement is made considering the detailed criteria set out in the SORP. If an indicator is identified an impairment review is undertaken which compares the asset's carrying amount to the recoverable amount. Any impairment losses are charged to the statement of comprehensive income.

Following an assessment, it was judged that no indicators exist in our completed housing stock, and no impairment was required in the year to 31 March 2026. The schemes in development were also reviewed, and it was considered that some of these were impaired. A write off of £457k was undertaken.

Capitalisation of development costs

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

The Group capitalises development expenditure in accordance with the accounting policy on housing properties. Judgement is exercised over the likelihood that projects will continue.

Estimation uncertainty

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

Rental bad debt provision

The bad debt policy considers the size of the debt as an estimation of the primary indication of recoverability.

Current Tenant Arrears are provided for as follows:

Size of debt	Provision Value
< £100	5%
£100 - £249	15%
£250 - £499	25%
£500 - £749	40%
£750 - £999	55%
£1,000 - £2,000	80%
>£2,000	100%

100% of all former tenant debt is provided for.

Defined benefit pension schemes

The Group has obligations to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the balance sheet. The assumptions reflect historical experience and current trends.

An obligation of £2.12m was recognised at 31 March 2026 for the SHPS scheme and an asset of £0.35m for the SYPF scheme. The net defined benefit asset surplus has been adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The IFRIC 14 regulations has been applied, and the asset ceiling impact is £0.35m.

Components of housing properties and useful lives

Major components of housing properties have significantly different patterns of consumption of economic benefits and estimates are made to allocate the initial cost of the property to its major components and to depreciate each component separately over its useful economic life. The Group considers whether there are any indications that the useful lives require revision to each reporting date to ensure that they remain appropriate.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

CPI for leased assets

The lease liability repayments are subject to CPI movements each year. A review of the CPI assumptions is undertaken annually reflecting on the current market and future estimations of CPI and this is built into the calculations of the lease liability.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

3a. Particulars of turnover, cost of sales, operating costs and operating surplus – Group

	2026		
	Turnover £'000	Operating costs £'000	Operating surplus/ (deficit) £'000
Social housing lettings (note 3b)	38,331	(30,191)	8,140
Other social housing activities			
1st Tranche Property Sales	-	-	-
Charges for Support Services	641	(634)	7
Other*	1,567	(1,275)	292
	40,539	(32,100)	8,439
Activities other than social housing activities			
Market Rent	1,691	(7,237)* ₁	(5,546)
Nursing Homes	3,862	(3,598)	264
Employment Services	6,501	(5,894)	607
Other*	1,456	(1,803)	(347)
Total	<u>54,049</u>	<u>(50,632)</u>	3,417
Surplus on disposal of property, plant and equipment (note 4)			1,993
Operating Surplus			<u>5,410</u>

*Other includes PFI income and agency charges

* Other social housing activities includes PFI income and agency charges

*₁ Market Rent Operating Costs includes £5,138k in relation to a provision for an onerous lease

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

	2025		
	Turnover £'000	Operating costs £'000	Operating surplus/ (deficit) £'000
Social Housing Lettings (note 3b)	36,800	(28,814)	7,986
Other Social Housing Activities			
1st Tranche Property Sales	449	(311)	138
Charges for Support Services	1,410	(1,836)	(426)
Other*	1,243	(1,082)	161
	39,902	(32,043)	7,859
Activities other than social housing activities			
Market Rent	1,659	(2,161)	(502)
Nursing Homes	3,665	(3,394)	271
Employment Services	3,162	(2,282)	880
Other	3,185	(3,886)	(701)
Total	51,573	(43,766)	7,807
Surplus on disposal of property, plant and equipment (note 4)			2,341
Operating Surplus			10,148

* Other social housing activities includes PFI income and agency charges

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

3b. Particulars of Income and Expenditure from social housing lettings – Group

	General Needs Housing £'000	Shared Ownership £'000	Direct Managed Supported Housing & Housing for Older People £'000	Residential Care Homes £'000	2026 Total £'000	2025 Total £'000
Income						
Rents receivable	21,894	762	5,515	924	29,095	28,097
Service charge income	847	370	4,433	-	5,650	5,606
Amortised government grant	1,164	12	429	13	1,618	1,637
Other grants	-	-	-	435	435	413
Other	604	10	919	-	1,533	1,047
Turnover from social housing lettings	24,509	1,154	11,296	1,372	38,331	36,800
Expenditure						
Service charge costs	676	127	2,638	66	3,507	3,783
Management	5,648	284	1,986	280	8,198	8,228
Routine maintenance	6,712	240	1,609	72	8,633	8,347
Planned maintenance	950	-	265	19	1,234	1,149
Other LiveWell Costs	-	28	1,347	870	2,245	959
Bad debts	63	-	53	-	116	108
Property lease charges	-	-	87	-	87	(11)
Depreciation of housing properties	4,611	13	1,245	26	5,895	6,004
Other costs	151	7	111	7	276	247
Operating costs	18,811	699	9,341	1,340	30,191	28,814
Operating surplus social housing lettings	5,698	455	1,955	32	8,140	7,986
Void losses	212	-	348	32	592	686

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

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

	2026		
	Turnover £'000	Operating costs £'000	Operating surplus/ (deficit) £'000
Social housing lettings (note 3d)	37,457	(29,925)	7,532
Other social housing activities			
Charges for support services	641	(634)	7
Other*	1,567	(1,275)	292
	39,665	(31,834)	7,831
Activities other than social housing activities			
Market Rent* ₁	1,691	(7,370)	(5,679)
Nursing Homes	3,862	(3,598)	264
Employment Services	6,501	(5,894)	607
Other	1,086	(1,235)	(149)
Total	52,805	(49,931)	2,874
Surplus on disposal of property, plant and equipment (note 4)			1,993
Operating Surplus			4,867

* Other social housing activities includes PFI income and agency charges

*₁ Market Rent Operating Costs includes £5,138k in relation to a provision for an onerous lease

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

	2025		
	Turnover £'000	Operating costs £'000	Operating surplus/ (deficit) £'000
Social housing lettings (note 3d)	35,977	(28,564)	7,413
Other social housing activities			
1st tranche property sales	449	(311)	138
Charges for support services	1,410	(1,836)	(426)
Other*	1,330	(1,082)	248
	<u>39,166</u>	<u>(31,793)</u>	<u>7,373</u>
Activities other than social housing activities			
Market Rent	1,659	(2,161)	(502)
Nursing Homes	3,665	(3,394)	271
Employment Services	3,162	(2,282)	880
Other	2,707	(3,409)	(702)
	<u>50,359</u>	<u>(43,039)</u>	<u>7,320</u>
Total			
Surplus on disposal of property, plant and equipment (note 4)			<u>2,330</u>
Operating Surplus			<u><u>9,650</u></u>

* Other social housing activities includes PFI income and agency charges

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

3d. Particulars of Income and Expenditure from social housing lettings – Association

	General Needs Housing £'000	Shared Ownership £'000	Direct Managed Supported Housing & Housing for Older People £'000	Residential Care Homes £'000	2026 Total £'000	2025 Total £'000
Income						
Rents receivable	20,473	762	5,515	924	27,674	26,737
Service charge income	798	370	4,433	-	5,601	5,558
Amortised government grant	1,129	12	429	13	1,583	1,602
Other grants	-	-	-	435	435	413
Other	1,235	10	919	-	2,164	1,667
Turnover from Social Housing Lettings	23,635	1,154	11,296	1,372	37,457	35,977
Expenditure						
Service charge costs	676	127	2,638	66	3,507	3,783
Management	5,641	284	1,986	280	8,191	8,234
Routine maintenance	6,712	240	1,609	72	8,633	8,347
Planned maintenance	950	-	265	19	1,234	1,149
Other LiveWell Costs	-	28	1,347	870	2,245	959
Bad debts	63	-	53	-	116	108
Property lease charges	-	-	87	-	87	(11)
Depreciation of housing properties	4,353	13	1,245	26	5,637	5,749
Other costs	150	7	111	7	275	246
Operating costs	18,545	699	9,341	1,340	29,925	28,564
Operating surplus social housing lettings	5,090	455	1,955	32	7,532	7,413
Void losses	202	-	348	32	582	667

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

4. Surplus on Disposal of Housing properties

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Receipts from asset management sales	3,015	4,290	3,015	4,290
Costs of asset management sale	(1,389)	(2,221)	(1,389)	(2,232)
RTA Income from Sales	295	125	295	125
RTA Cost of Sales	(147)	(67)	(147)	(67)
Receipts from subsequent tranche shared ownership sales and resales	919	1,221	919	1,221
Costs from subsequent tranche shared ownership sales and resales	(700)	(1,007)	(700)	(1,007)
	<u>1,993</u>	<u>2,341</u>	<u>1,993</u>	<u>2,330</u>

5. Interest and Finance Costs

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Bank loans and overdrafts	6,075	6,526	6,075	6,526
Interest on RCGF balance	307	341	307	341
Borrowing costs capitalised	(27)	(7)	(27)	(7)
	<u>6,355</u>	<u>6,860</u>	<u>6,355</u>	<u>6,860</u>
Finance lease charges	689	686	-	-
Transaction fee amortisation	436	90	436	90
Net interest on defined benefit liability (see note 20)	209	208	209	208
	<u>7,689</u>	<u>7,844</u>	<u>7,000</u>	<u>7,158</u>

Borrowing costs attributable to the development of new properties have been capitalised on a quarterly basis using a capitalisation rate of 4.9 per cent (2025: 5.1 per cent), which is the weighted average of rates applicable to the Group's general borrowings outstanding during the year.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

6. Finance income

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Bank interest receivable	238	272	87	143
Income from investment with asset manager	39	41	37	37
	<u>277</u>	<u>313</u>	<u>124</u>	<u>180</u>

7. (Deficit)/Surplus on ordinary activities before taxation

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

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Depreciation of property, plant and equipment:				
- Housing properties depreciation	6,121	6,113	5,878	5,877
- Accelerated depreciation charged on replacement of components	200	319	185	300
- Other fixed assets - tangible	451	583	450	582
- Other fixed assets - intangible	444	505	444	487
Amortisation of capital grants	(1,745)	(1,714)	(1,710)	(1,714)
Loss on disposal of fixed assets	(14)	(15)	(14)	(15)
Audit Fees:				
- Statutory Audit	95	90	91	90
- Audit Related Assurance Services	8	7	8	7
- Taxation Compliance Services	4	6	4	6
Operating lease rentals	1,577	1,531	1,576	1,526
Provision for onerous lease	5,138	-	5,138	-
Impairment of fixed assets	8,031	-	8,032	-

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

8. Staff costs

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Wages and salaries	14,475	14,295	14,180	13,875
Social security costs	1,709	1,258	1,675	1,223
Other pension costs (see note 20)	603	595	596	582
	16,787	16,148	16,451	15,680

The Full Time Equivalent number of staff who received emoluments, excluding pension contribution, in excess of £60,000 were as shown below.

	Group		Association	
	2026	2025	2026	2025
	number	number	number	number
Salary Band £				
60,000 – 69,999	5	3	5	3
70,000 – 79,999	3	2	3	2
80,000 – 89,999	1	-	1	-
90,000 – 99,999	-	1	-	1
100,000 – 109,999	-	2	-	2
110,000 – 119,999	-	-	-	-
120,000 – 129,999	3	-	3	-
130,000 – 139,999	-	1	-	1
140,000 – 149,999	-	-	-	-
150,000 – 159,999	-	1	-	1
160,000 – 169,999	-	-	-	-
170,000 – 179,999	1	-	1	-

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

The average full-time equivalent number of employees was:

Group		Association	
2026	2025	2026	2025
number	number	number	number
423	422	414	409

Full-time equivalents based on 37 hours per week:

Group		Association	
2026	2025	2026	2025
number	number	number	number
469	470	459	457

9. Directors' remuneration and transactions

Group and Association

Key management personnel remuneration

	2026	2025
Directors who are executive staff members	£'000	£'000

Wages and salaries	549	569
Social security costs	72	66
Other pension costs	24	26

Board members

Wages and salaries	37	46
Social security costs	-	-
Other pension costs	-	-

682	707
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SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

Board members remuneration

	2026	2025
	£	£
South Yorkshire Housing Association Limited:		
SYHA Main Board		
M Harrison (Chair of SYHA & SYHA (2nd) & Charter)	11,672	11,672
K Dickinson (Vice Chair SYHA& SYHA (2nd) & Charter)	4,948	4,948
U Bola (Chair of Audit & Assurance)	4,948	4,948
S Dyett (Chair of Alliance, SYHA Main Board Member & SYHA (2nd) & Charter)	4,948	3,204
W Pritchard (Chair of SYHA Enterprises)	707	-
M Gjessing (SYHA Main Board)	2,829	2,829
P Hankinson (SYHA Main Board)	2,829	2,829
D Smith (SYHA Main Board)	2,829	2,829
N Doherty (SYHA Main Board & Audit & Assurance Committee)	-	2,829
A Matson (Independent Audit & Assurance Committee Member)	1,061	531

SYHA Enterprises Limited: Paid By SYHAE

S Knowles (Chair of SYHA Enterprises)	1,061	1,061
W Pritchard	3,711	4,948

		2026	2025
	Leave Date	£	£
Stepped Down in in 2024-25			
T Proudfoot (SYHA Main Board, Alliance & SYHA (2nd) & Charter)	30/09/2024	-	1,415
J Jeffries (SYHA Main Board, Alliance & SYHA (2nd) & Charter)	30/09/2024	-	1,415
C Stockill (SYHA Main Board & Audit Committee)	13/06/2024	-	707

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

Directors are defined as the members of the Board, the Chief Executive and any other person who is a member of the Executive Management team.

	2026	2025
	£'000	£'000

**Remuneration of the highest paid director,
excluding pension contributions:**

L Gold	179	160
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The Chief Executive of SYHA, Larry Gold is an ordinary member of the Social Housing Pension Scheme provided by SYHA. Employer Contributions for 2025-2026 amounted to £6,365. No enhanced or special terms apply. He does not have an individual pension arrangement (including a personal pension) to which the PRP or any of its subsidiaries contributes.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

10. Tax on surplus on ordinary activities

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Current Tax	(29)	6	-	-
Deferred tax	-	-	-	-
	(29)	6	-	-

The charge for the year can be reconciled to the surplus shown in the accounts as below:

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Surplus on ordinary activities before tax	(10,562)	2,494	(10,482)	2,004
Tax on (loss)/surplus on ordinary activities at standard UK rate of 25% (PY:25%)	(2,640)	624	(2,620)	501
Effects of:				
- Fixed asset timing differences	-	-	-	-
- Income/expenses not taxable	2,643	(624)	2,620	(501)
- Group relief surrendered/(claimed)	-	-	-	-
- Losses utilised	-	(6)	-	-
- Adjustments with respect to prior periods	29	-	-	-
- Deferred tax not recognised	(3)	-	-	-
Group total tax charge for the year	29	(6)	-	-

The deferred tax liabilities relate to fixed asset timing differences.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2026

11. Intangible fixed assets

Group

	Goodwill £'000	Software £'000	Total £'000
Cost			
At 1 April 2025	866	5,305	6,171
Additions	-	206	206
As at 31 March 2026	<u>866</u>	<u>5,511</u>	<u>6,377</u>
Amortisation			
At 1 April 2025	866	2,782	3,648
Charge for the year	-	443	443
Accelerated Amortisation*	-	2,286	2,286
As at 31 March 2026	<u>866</u>	<u>5,511</u>	<u>6,377</u>
Net book value			
As at 31 March 2026	<u>-</u>	<u>-</u>	<u>-</u>
As at 1 April 2025	<u>-</u>	<u>2,523</u>	<u>2,523</u>

Association

	Software £'000	Total £'000
Cost		
At 1 April 2025	5,300	5,300
Additions	206	206
Write offs	-	-
As at 31 March 2026	<u>5,506</u>	<u>5,506</u>
Amortisation		
At 1 April 2025	2,776	2,776
Charge for the year	444	444
Accelerated Amortisation*	2,286	2,286
As at 31 March 2026	<u>5,506</u>	<u>5,506</u>
Net book value		
As at 31 March 2026	<u>-</u>	<u>-</u>
As at 1 April 2025	<u>2,524</u>	<u>2,524</u>

* An assessment of the future economic life of software was undertaken at the year end, and the result was an acceleration of amortisation. This relates to software that will not be required once SYHA activity is transferred into the PfP Group.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

12. Tangible fixed assets - housing properties**Group**

	Housing Properties for Letting		Shared Ownership		Partnership	Temporary Social Housing	
	Completed Schemes	Schemes under Construction	Completed Schemes	Schemes under Construction	Completed Schemes	Completed Schemes	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COST							
At 1 April 2025	359,777	910	15,645	-	4,464	1,519	382,315
Additions - assets	280	2,235	48	-	-	-	2,563
Impairments	-	(455)	-	-	-	-	(455)
Additions - components	5,582	-	-	-	31	11	5,624
Schemes completed	1,392	(1,392)	-	-	-	-	-
Property Disposals	(2,332)	(108)	(399)	-	-	-	(2,839)
Components replaced	(909)	-	-	-	-	-	(909)
At 31 March 2026	363,790	1,190	15,294	-	4,495	1,530	386,299
DEPRECIATION -							
At 1 April 2025	76,553	-	2,636	-	544	957	80,690
Charge for the year	5,856	-	105	-	106	53	6,120
Property Disposals	(1,136)	-	(35)	-	-	-	(1,171)
Components replaced	(703)	-	-	-	-	-	(703)
At 31 March 2026	80,570	-	2,706	-	650	1,010	84,936
Net book value							
At 31 March 2026	283,220	1,190	12,588	-	3,845	520	301,363
At 31 March 2025	283,224	910	13,009	-	3,920	562	301,625

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

12. Tangible fixed assets - housing properties**Association**

	Housing Properties for Letting		Shared Ownership		Partnership	Temporary Social Housing	
	Completed Schemes	Schemes under Construction	Completed Schemes	Schemes under Construction	Completed Schemes	Completed Schemes	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COST							
At 1 April 2025	344,446	910	15,645	-	4,464	1,519	366,984
Additions - assets	280	2,235	48	-	-	-	2,563
Impairments	-	(455)	-	-	-	-	(455)
Additions - components	5,342	-	-	-	31	11	5,384
Schemes completed	1,392	(1,392)	-	-	-	-	-
Property Disposals	(2,332)	(108)	(399)	-	-	-	(2,839)
Components replaced	(870)	-	-	-	-	-	(870)
At 31 March 2026	348,258	1,190	15,294	-	4,495	1,530	370,767
DEPRECIATION -							
At 1 April 2025	74,479	-	2,636	-	544	957	78,616
Charge for the year	5,613	-	105	-	106	53	5,877
Property Disposals	(1,136)	-	(35)	-	-	-	(1,171)
Components replaced	(679)	-	-	-	-	-	(679)
At 31 March 2026	78,277	-	2,706	-	650	1,010	82,643
Net book value							
At 31 March 2026	269,981	1,190	12,588	-	3,845	520	288,124
At 31 March 2025	269,967	910	13,009	-	3,920	562	288,368

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

12. Tangible fixed assets – housing properties (continued)**Group**

	2026	2025
	£'000	£'000
Disposal Of Properties		
Proceeds from disposal of properties	4,230	5,651
Cost of Property Disposal	(2,237)	(3,326)
Surplus on disposals of properties	1,993	2,325

Association

	2026	2025
	£'000	£'000
Disposal Of Properties		
Proceeds from disposal of properties	4,230	5,651
Cost of Property Disposal	(2,237)	(3,326)
Surplus on disposals of properties	1,993	2,325

The above differs from note 4 in relation to leasehold reassignment and buy back costs. Included in housing properties for letting are assets at a cost of £16,003k and NBV of £13,710k held under a 45-year finance lease sale and leaseback deal by Alliance Housing Association (South Yorkshire) Ltd. Lease payments are indexed upwards by CPI + 0.5% annually. The properties revert back to Alliance HA ownership after 45 years for a nominal £1.

An analysis of freehold and long leasehold land and buildings included above has not been provided as the Board consider the expenses of obtaining such an analysis to be unreasonable.

Group

Improvement works to existing properties was £15,491k, across capital and revenue. Below is the split between the two classifications.

	2026	2025
	£'000	£'000
Capital Works (capitalised components)	5,624	3,672
Revenue Works (responsive maintenance)	9,867	9,496
Total expenditure on existing properties	15,491	13,168

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

13. Property, plant and equipment - other**Group**

	Office Premises £'000	Office Equipment and Computer Hardware £'000	Others £'000	Total £'000
Cost or valuation				
At 1 April 2025	9,133	1,899	2,821	13,853
Additions	(13)	125	480	592
Disposals	-	-	(170)	(170)
At 31 March 2026	9,120	2,024	3,131	14,275
Depreciation				
At 1 April 2025	631	1,505	2,397	4,533
Charge for the year	197	94	159	450
Eliminated on disposals	-	-	(151)	(151)
Accelerated Depreciation*	5,745	-	-	5,745
At 31 March 2026	6,573	1,599	2,405	10,577
Net book value				
At 31 March 2026	2,546	425	727	3,698
31st March 2025	8,501	394	425	9,320
Leased assets included above:				
Net book value				
At 31 March 2026	2,546	-	-	2,546
31st March 2025	8,501	-	-	8,501

* the accelerated depreciation relates to the impairment of the Head Office following an assessment of fair value undertaken by PfP as part of the acquisition of SYHA on 1 December 2025.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

13. Property, plant and equipment - other (continued)**Association**

	Office Premises £'000	Office Equipment and Computer Hardware £'000	Others £'000	Total £'000
Cost or valuation				
At 1 April 2025	9,133	1,883	2,821	13,836
Additions	(13)	125	480	592
Disposals	-	-	-	-
At 31 March 2026	9,120	2,008	3,301	14,428
Depreciation				
At 1 April 2025	632	1,491	2,395	4,518
Charge for the year	197	93	159	449
Eliminated on disposals	-	-	-	-
Accelerated Depreciation*	5,745	-	-	5,745
At 31 March 2026	6,574	1,584	2,554	10,712
Net book value				
At 31 March 2026	2,546	424	747	3,716
31st March 2025	8,501	392	425	9,318
Leased assets included above:				
Net book value				
At 31 March 2026	2,546	-	-	2,546
31st March 2025	8,501	-	-	8,501

* the accelerated depreciation relates to the impairment of the Head Office following an assessment of fair value undertaken by PfP as part of the acquisition of SYHA on 1 December 2025.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2026

14. Fixed asset investments

	2026						
	Debt Service Reserve	Mor Homes	Viewpoint	Forge New Homes	Forge New Homes Loan	Buy-to-Let	Total
	(a)	(b)	(c)	(d)	(e)	(f)	
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cost							
At 1 April 2025	632	526	20	1,084	1,360	200	3,822
Additions	-	-	-	-	640	-	640
Disposals	-	-	(20)	-	-	-	(20)
Share of profit/loss in joint venture	-	-	-	(87)	-	-	(87)
Transfer to Inventories	-	-	-	-	-	(200)	(200)
Revaluation in the year	16	-	-	-	-	-	16
At 31 March 2026	648	526	-	997	2,000	-	4,171

Association

	2026			
	Debt Service Reserve	Buy-to-Let Properties	Investment in Mor Homes	Total
	£'000	£'000	£'000	£'000
Cost				
At 1 April 2025	632	200	526	1,358
Additions	-	-	-	-
Disposals	-	-	-	-
Transfer to Inventories	-	(200)	-	(200)
Revaluation in year	16	-	-	16
At 31 March 2026	648	-	526	1,174

a) As part of a loan agreement with Haven (32) plc, an amount of the loan principal is held by Trustees to guarantee short term service of the debt should any borrower not make payments in accordance with the loan agreement. The Debt Service Reserve comprises investments acceptable to the Trustees and held by them on behalf of the Association as borrower.

b) As part of a loan agreement with MORHomes, a proportion of the loan proceeds is retained by MORHomes in the form of junior debt, with the Association as investor. This is to provide additional credit strength to the MORHomes vehicle.

c) SYHA Enterprises Ltd sold its investment in Viewpoint in March 2026.

d) and e) In September 2019, SYHA entered into a joint venture arrangement called Forge New Homes LLP for the development of new homes in the Sheffield City region. SYHA Enterprises holds a 20% investment in Forge New Homes LLP. Each entity in the joint venture has committed to invest and loan up to £3 million into Forge New Homes. Member loans are subject to interest at 6% p.a.

f) The buy-to-let properties were transferred to Housing Fixed Assets and let as General Needs, in July 2025.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

Principal Group investments

The parent Association and the Group have investments in the following subsidiary undertakings, associates and other investments which principally affected the surpluses or net assets of the Group.

Subsidiary undertakings	Principal activity	Holding	%
SYHA Enterprises Limited	Marketing of shared equity sales properties on behalf of SYHA along with private property sales and lettings	Shares	100
Alliance Housing Association (South Yorkshire) Limited	Registered Provider of housing and associated amenities particularly for people in necessitous circumstances	Shares	100
Charter Housing Limited South Yorkshire (Second)	Registered charity – dormant	Shares	100
Housing Association Limited	Registered Provider – dormant	Shares	100

15. Inventories

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Completed properties for sale				
- First tranche shared ownership	-	389	-	389
Raw materials and consumables	94	110	94	110
	94	499	94	499

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

16. Debtors

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Amounts falling due within one year:				
Rent arrears	1,950	2,097	1,920	2,068
Provision for bad debts	(1,098)	(1,066)	(1,082)	(1,052)
Amounts owed by group undertakings			219	216
Corporation Tax	-	6	-	-
Other debtors	1,492	1,654	1,462	1,621
Prepayments and accrued income	1,938	1,530	1,900	1,462
	4,282	4,221	4,419	4,315

17. Cash and cash equivalents

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Cash at bank and in hand	2,752	3,434	1,525	2,364

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

18. Creditors – amounts falling due within one year

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Bank loans and overdrafts (see note 19c)	323	4,195	323	4,195
Obligations under finance leases and hire purchase contracts (see note 19c)	620	1,396	-	-
Grants less than one year	1,180	595	1,145	1,361
Rents received in advance	1,903	2,321	1,862	2,278
Trade creditors	1,217	1,902	1,204	1,911
Amounts owed to group undertakings	-	-	531	554
Corporation tax	-	-	-	-
Other taxation and social security	329	285	322	277
Other creditors	6,752	8,471	6,710	8,430
Accruals and deferred income	3,815	4,448	3,806	4,434
Provisions for onerous lease	577	-	577	-
	16,716	23,613	16,480	23,440

included in other creditors is £5.9m of Recycled Capital Grant Fund as detailed in 19b.

* Net finance lease liability < 1 year.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

19. Creditors – amounts falling due after more than one year

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Other Creditors				
Loans (net of capitalised transaction fees)	37,031	117,652	37,031	117,652
Intra-group loan balance	85,000	-	85,000	-
Finance lease obligations*	11,319	11,248	-	-
Government grants	129,277	128,510	126,243	125,441
Sinking Funds	1,479	1,813	1,479	1,813
Benefactor grant	52	73	52	73
Provision for onerous lease* ₁	4,561	-	4,561	-
	268,719	259,296	254,366	244,979

*Net finance lease liability > 1 year

*₁ The provision for onerous lease relates to a 21-year lease for 225 units on a site in Kelham Island in Sheffield city centre, which are a mixture of market and sub-market properties. The lease payments are subject to an annual increase of CPI. The provision has been estimated based on discounting future expected cashflows for the scheme using a discount rate of 5.0 per cent.

The loans are secured on freehold housing properties. Interest is payable at a weighted average rate of 4.9 per cent (2025: 5.0 per cent)

The total accumulated amount of capital grant received or receivable at the balance sheet date is £156,380,768 (Association).

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
19a. Deferred income - Government grants				
At 1 April 2025	129,906	132,215	126,802	129,111
Grants receivable	283	-	283	-
RCGF Grants	2,974	882	2974	882
Disposals	(1,526)	(1,830)	(1,526)	(1,830)
Amortisation to Statement of Comprehensive Income*	(1,746)	(1,714)	(1,711)	(1,714)
Disposal of amortisation	566	353	566	353
At 31 March 2026	130,457	129,906	127,388	126,802
Amortised within one year	1,180	1,396	1,145	1,361
Amortised after one year	129,277	128,510	126,243	125,441
*differs to I&E (Note 3d) by Disposals £556k, less Other Social Housing Activities £94k, less Non-Social Housing £30k.				

The lease liability is secured against the future rental streams of the freehold housing properties. Net finance lease liability < 1 year £0.6m, Net finance lease liability > 1 year £11.3m, Total £11.9m

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
19b. Recycled Capital Grant Fund				
At 1 April 2025	7,414	6,130	7,414	6,130
Prior Year Correction	-	70	-	70
Inputs to RCGF	1,162	1,757	1,162	1,757
Use of funds	(2,974)	(882)	(2,974)	(882)
Interest accrued	307	339	307	339
At 31 March 2026	5,909	7,414	5,909	7,414

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

19c. Borrowings are repayable as follows:

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Loans				
Between one and two years* ₁	85,349	4,262	85,349	4,262
Between two and five years	1,224	45,680	1,224	45,680
After five years	35,600	68,196	35,600	68,196
	122,173	118,138	122,173	118,138
On demand or within one year	323	4,195	323	4,195
Less capitalised transaction costs	(142)	(486)	(142)	(486)
	122,354	121,847	122,354	121,847
Finance leases				
On demand or within one year	635	611	-	-
Between two and five years	2,004	1,927	-	-
After five years	27,966	28,222	-	-
Total gross payments	30,605	30,760	-	-
Financing costs	(19,286)	(19,511)	-	-
Net Lease Liability	11,319	11,249	-	-
Total borrowings including finance leases				
Between one and two years	85,984	4,873	85,349	4,262
Between two and five years	3,228	47,607	1,224	45,680
After five years	44,280	76,907	35,600	68,196
	133,492	129,387	122,173	118,138
On demand or within one year	958	4,806	323	4,195
Less capitalised transaction costs	(142)	(486)	(142)	(486)
	134,308	133,707	122,354	121,847

*Total lease liability £11.9m

*₁Included within the loan balance repayable between one and two years is an £85m intra-group loan payable to Places for People Treasury Plc. The Total available facility is £120m, therefore at 31 March 2026 £35m was undrawn and available.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

20. Retirement benefit schemes**Defined Benefit Pension Liability**

The liability shown on the Statement of Financial Position consists of:

	2026	2025
	£000	£000
SHPS	2,121	3,466
LGPS	352	721
LGPS – effect of asset ceiling	(352)	(721)
	2,121	3,466

Amounts included in creditors in the Statement of Financial Position, for Group and Association consists of:

	2026	2025
	£000	£000
SHPS	209	224
LGPS	7	(16)
	216	208

Social Housing Pension Scheme (SHPS)

South Yorkshire Housing Association participates in SHPS, 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 scheme is classified as a 'last man standing arrangement'. Therefore, the company 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.

The Group has been notified by the Trustee of the Social Housing Pension 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 some uncertainty surrounding these changes. The Group classes this as a contingent liability and due to the inability to calculate the possible impact, no adjustment has been made in the financial statements (see note 30).

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

Main SHPS Scheme

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation revealed a deficit of £690m. A recovery plan has been put in place with the aim of removing this deficit by 31 March 2028.

For financial years prior to April 18 it was not possible for the company to obtain sufficient information to account for the scheme as a defined benefit scheme therefore, it has been treated as a defined contribution scheme in line with FRS102. For financial years from April 18 onwards sufficient information has been made available.

PRESENT VALUES OF DEFINED BENEFIT OBLIGATION, FAIR VALUE OF ASSETS AND DEFINED BENEFIT ASSET (LIABILITY)

	31 March 2026 (£000s)	31 March 2025 (£000s)
Fair value of plan assets	23,092	21,986
Present value of defined benefit obligation	25,213	25,452
Deficit in plan	(2,121)	(3,466)
Unrecognised surplus		-
Defined benefit asset (liability) to be recognised	(2,121)	(3,466)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	Period ended 31 March 2026 (£000s)	Period ended 31 March 2025 (£000s)
Defined benefit obligation at start of period	25,452	27,790
Current service cost	-	-
Expenses	44	34
Interest expense	1,465	1,339
Contributions by plan participants	-	-
Actuarial losses (gains) due to scheme experience	(451)	1,064
Actuarial losses (gains) due to changes in demographic assumptions	210	-
Actuarial losses (gains) due to changes in financial assumptions	(492)	(3,753)
Deficit contributions from 1 April 2022	-	-
Benefits paid and expenses	(1,015)	(992)
Defined benefit obligation at end of period	25,213	25,452

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS

	Period ended 31 March 2026 (£000s)	Period ended 31 March 2025 (£000s)
Fair value of plan assets at start of period	21,986	22,504
Interest income	1,296	1,115
Experience on plan assets (excluding amounts included in interest income) - gain	(408)	(2,066)
Contributions by the employer	1,233	1,425
Contributions by plan participants	-	-
Benefits paid and expenses	(1,015)	(992)
Fair value of plan assets at end of period	23,092	21,986

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2025 to 31 March 2026 was (£888,000).

DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME (SoCI)

	Period from 31 March 2025 to 31 March 2026 (£000s)	Period from 31 March 2024 to 31 March 2025 (£000s)
Current service cost	-	-
Expenses	44	34
Net interest expense	169	224
Defined benefit costs recognised in statement of comprehensive income (SoCI)	213	258

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2026

In addition to amounts recognised in the SOCI (as disclosed above), SYHA paid contributions of £1,189,530 to SHPS in relation to past service deficits.

	31 March 2026	31 March 2025
	% per annum	% per annum
Discount Rate	6.10%	5.87%
Inflation (RPI)	3.50%	3.08%
Inflation (CPI)	2.80%	2.80%
Salary Growth	4.03%	3.80%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

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

	Life expectancy at age 65
	(Years)
Male retiring in 2026	20.9
Female retiring in 2026	23.2
Male retiring in 2046	22.2
Female retiring in 2046	24.6

South Yorkshire Pension Fund (SYPF)

South Yorkshire Housing Association also participates in the South Yorkshire Pension Fund (SYPF). SYPF Retirement Benefit Scheme is an independently administered pension providing benefits based on final pensionable pay. The contributions are determined by a qualified actuary on the basis of triennial valuations using discounted cash flow techniques. The assumptions which have the most significant effect on the result of the valuation are those relating to the rate of increase in salaries and pensions.

At the end of the year there is a pension asset of £352,000 (2025: £721,000) in accordance with FRS102. In line with FRS102 SYHA have applied an Asset Ceiling to the pension asset as the extent of the recoverable surplus is unknown. The current pension charge for this scheme for the year was £39,000 (2025: £46,000).

The major assumptions used in this valuation were:

	2026	2025
	%	%
Rate of increase in salaries	3.6	3.4
Rate of increase in pensions in payment	3.0	2.8
Discount rate	6.2	5.8

The assumptions used by the actuary are the best estimates chosen from a range of possible actuarial assumptions which, due to the timescale covered, may not necessarily be borne out in practice.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

Scheme surplus

The fair value of the Group's share of the scheme's assets, which are not intended to be realised in the short term and may be subject to significant change before they are realised, and the present value of the scheme's liabilities, which are derived from cash flow projections over long periods and thus inherently uncertain, were:

	2026	2025
	%	%
	of scheme	of scheme
	assets	assets
Bonds	19	21
Equities	70	68
Property	10	10
Cash/liquidity	1	1
Present value of scheme liabilities	(2,615)	(3,005)
Surplus in the scheme - pension liability	1,154	721

Movement in surplus during the year

	2026	2025
	£'000	£'000
Deficit in scheme at beginning of year	0	322
Current service cost	(39)	(46)
Administration cost	-	-
Contributions paid	68	67
Other finance income/costs	(39)	16
Remeasurements (liabilities/assets)	362	362
Effect of asset ceiling	(352)	(721)
Surplus in the scheme at end of year	-	-

Asset and Liabilities

	2026	2025
	£'000	£'000
Scheme assets	3,571	3,336
Obligations	(2,417)	(2,615)
Scheme net assets	1,154	721

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

Sensitivity analysis

The sensitivities regarding the principal assumptions used to measure the scheme obligations are set out below:

Change in assumption at 31 March 2026:	Approximate % increase to Defined Benefit Obligation	Approximate monetary amount (£000s)
0.1% decrease in Real Discount Rate	1%	28
1 year increase in member life expectancy	4%	97
0.1% increase in the Salary Increase Rate	0%	2
0.1% increase in the Pension Increase Rate (CPI)	1%	26

The principle demographic assumption is the longevity assumption (i.e. member life expectancy). For sensitivity purposes, we estimate that one year increase in life expectancy would approximately increase the employers defined benefit obligation by around 3- 5%. In practise the actual cost of a one-year increase in life expectancy will depend on the structure of the revised assumption (i.e. if improvements to survival rates predominantly apply at younger or older ages)

The provided sensitivity figures can be used to estimate the impact of adopting different financial assumptions (e.g. an employer considering alternative accounting assumptions or to help an employer complete an ESFA accounts return).

In order to quantify the impact of a change in the financial assumptions used it has been calculated and compared to the value of the scheme obligations at the accounting date on varying bases. The approach taken is consistent with that adopted to derive the accounting figures provided based on the profile (average member ages, retirement ages etc) of the employer as at the date of the most recent valuation

Financial Assumptions

The financial assumptions, as described in the accompanying covering report, are summarised below:

Period Ending	31 Mar 2026 % p.a.	31 Mar 2025 % p.a.
Pension Increase Rate (CPI)	3.00%	2.80%
Salary Increase Rate	3.60%	3.40%
Discount Rate	6.20%	4.80%

As at the date of the most recent valuation, the duration of the Employer's funded obligations is 15 years.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

Demographic assumptions

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2023 model, with a 15% weighting of 2023 (and 2022) data, a 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long-term rate of improvement of 1.5% p.a. for both males and females. Based on these assumptions, the average future life expectancies at age 65 for the employer are summarised below:

	Males	Females
Current Pensioners	21.0 years	40.0 Years
Future Pensioners*	21.9 years	25.3 Years

*Figures assume members aged 45 as at the last formal valuation date.

Life expectancies for the prior period end are based on the Fund's VitaCurves. The allowance for future improvements are shown below:

Current Pensioners	Future Pensioners
CMI 2023 model, with a 1% weighting of 2023 data, a 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long-term rate of improvement of 1.5% p.a.	CMI 2023 model, with a 15% weighting of 2023 data, a 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long-term rate of improvement of 1.5% p.a.

Please note that the mortality assumptions used to value the Obligations in the Employer's Closing Position are different to those used to value the Obligations in the Employer's Opening Position.

A commutation allowance is included for future retirements to elect to take 75% of the maximum additional tax-free cash up to HMRC limits.

Group and Association

Analysis of other pension costs charged in arriving at operating surplus

	2026	2025
	£'000	£'000
Past service cost (gain)	-	-
Current service cost	39	46
	39	46
Analysis of amounts included in other finance income/(costs)		
Expected return on pension scheme assets	192	158
Interest on pension scheme liabilities	(150)	(142)
Interest on the effect of the asset ceiling	(42)	
	-	16

All other demographic assumptions are as per the latest funding valuation of the Employer.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

Analysis of amount recognised in Other comprehensive income

	2026	2025
	£'000	£'000
Actual return less expected return on scheme assets	154	(73)
Experience surpluses arising on scheme liabilities	15	24
Changes in assumptions underlying the present value of scheme liabilities	193	411
Effect of asset ceiling*	(362)	(362)
Actuarial surplus/(deficit) recognised in Other comprehensive income	-	-

*The asset ceiling of £0 is the maximum possible net assets that would be disclosed.

21. Financial instruments

The carrying values of the Group and Association's financial assets and liabilities are summarised by category below:

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Financial assets				
Measured at fair value through Statement of Comprehensive Income				
· Current asset listed investments	-	-	-	-
Measured at discounted amount receivable				
· Rent arrears financing transactions (see Note 16)	-	-	-	-
Measured at undiscounted amount receivable				
Rent arrears and other debtors (see Note 16)	4,282	5,231	4,419	5,331
Amounts due from related undertakings (see Note 16)	-	-	-	-
	4,282	5,231	4,419	5,331
Financial liabilities				
Measured at amortised cost				
Loans payable (see Notes 18 & 19)	122,354	121,847	122,354	121,847
Obligations under finance leases (see Notes 18 & 19)	11,939	11,843	-	-
Measured at discounted amount payable				
Trade and other creditors (see Note 18 & 19)	144,471	148,730	141,293	145,530
Amounts owed to related undertakings (see Note 18)	-	-	531	554
	278,764	282,420	264,178	267,931

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

22. Share capital

	2026	2025
	£	£
At beginning of year	15	63
Issued during the year	-	-
Cancelled during the year	-	(48)
At end of year	15	15

The shares provide members with the right to vote at general meetings but do not have a right to any dividend or distribution in a winding-up and are not redeemable.

23. Financial commitments

Capital Commitments are as follows:

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Contracted for but not provided for	8,257	640	8,257	-
Approved by the directors but not contracted for	10,357	10,194	10,357	10,194
	18,614	10,834	18,614	10,194

£7.8 million (2025: £6.8 million) will be financed through RCGF and other capital grants with the balance being funded through approved loan finance, asset management disposals and free cash flows.

At the year-end SYHA has cash and undrawn loan facilities of £36.2 million and has the ability to fund all future committed expenditure.

Total future minimum lease payments under non-cancellable operating leases are as follows:

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Payments due:				
- within one year	1,569	1,480	1,569	1,480
- between two and five years	6,431	6,129	6,431	6,129
- over five years	19,207	19,410	19,207	19,410
	27,207	27,019	27,207	27,019

Included in operating lease commitments are payments made on a 21-year lease for 225 units on a site in Kelham Island in Sheffield city centre, which are a mixture of market and sub-market properties. The lease payments are subject to an annual increase of CPI. The future minimum lease payments are calculated on the basis of a long-term CPI rate of 2%.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

24. Housing Stock**Group**

Owned and managed (units)	As at 1 April 2025	Additions in Year	Disposals /Hand-backs in year	Merged/ Communal Space	Movement between categories/ merged/ demolished	As at 31 March 2026
General Needs Social	3,365	-	(20)	-	16	3,361
General Needs Affordable	399	5	(1)	-	1	404
Intermediate Rent Supported Housing (Inc Extra Care)	9	-	-	-	(9)	-
Supporting Housing (Affordable)	958	1	(21)	-	(12)	926
	43	-	-	-	(1)	42
Shared Ownership	273	-	(9)	-	(1)	263
Agency Managed	282	-	(16)	(1)	7	272
Market/Sub Market	226	-	-	-	(1)	225
	5,555	6	(67)	(1)	-	5,493

The Association numbers differ by 225 general needs social rented units which are owned and managed by Alliance Housing Association Limited.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2026

25. Related party transactions

The Association has four wholly owned subsidiary undertakings:

Alliance HA (South Yorkshire) Ltd
SYHA Enterprises Ltd
South Yorkshire (Second) HA Ltd
Charter Housing Ltd

Alliance HA (South Yorkshire) Ltd and SYHA Enterprises Ltd are trading. The other subsidiaries are dormant.

Financial transactions between South Yorkshire Housing Association Limited and its subsidiary entities consist of:

	Transaction	Cost in year £'000	Balance at year end £'000
Regulated subsidiary			
Alliance HA (SY) Ltd	Charges from Alliance	52	531 Creditors
	Charges to Alliance	875	219 Debtors
Non-regulated subsidiary			
SYHA Enterprises Ltd	Charges from SYHA Enterprises	132	0 Creditors
	Charges to SYHA Enterprises	28	0 Debtors
	Investment in SYHA Enterprises	640	3,020 Fixed Assets
Other related parties			
Places for People Treasury Plc	Interest payable on Intra-group loan	309	309 Creditors
	Balance on Intra-group loan	85,000	85,000 Creditors
Board members (1)	Property rental from SYHA	5	Nil

26. Controlling party

The parent and the ultimate controlling party of South Yorkshire Housing Association Limited and its four wholly owned subsidiaries is Places for People Group Limited (PfP). PfP is a private company limited by guarantee without share capital, registered in England and Wales (No. 03777037) and is considered to be a public benefit entity. The registered office of PfP is 305 Gray's Inn Road, London, England, WC1X 8QR.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

27. Association Free Cash Flow

		2026	2025
	Note	£'000	£'000
Cash generated by operations		8,514	14,418
Interest paid	5	(6,075)	(6,526)
Interest received	6	124	180
Adjustment for reinvestment in existing properties			
SIP - components replaced	12	(3,748)	(3,312)
Other - components replaced	12	(1,636)	(189)
Total - components replaced		(5,384)	(3,501)
Purchase of other replacement fixed assets	11&13	(778)	(319)
Free cash (consumed)/generated before loan repayments		(3,599)	4,252
Loans drawn		90,500	-
Loans repaid		(90,337)	(6,273)
Free cash (consumed) after loan repayments		<u>(3,436)</u>	<u>(2,021)</u>

28. Reconciliation of net cashflow to movement in net debt

	2026	2025
Group	£000	£000
Decrease in cash	(682)	(1,133)
(Decrease)/Increase in debt financing	<u>(603)</u>	<u>6,087</u>
Movement in net debt in year	(1,285)	4,954
Net debt at 31 March 2025	(130,256)	(135,210)
Net debt at 31 March 2026	<u>(131,541)</u>	<u>(130,256)</u>

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 March 2026

29. Joint Venture

The Group, via its subsidiary, SYHA Enterprises Ltd, is part of a joint venture with four other housing associations. The partnership aims to build up to 500 new homes - both private sale and social rented - each year within the Sheffield City Region. The company is a for-profit business, and profits made will be returned to its five investors who are social landlords. All profits from Forge New Homes are therefore re-invested in affordable housing and communities.

Each association has committed to invest and loan up to £3 million into Forge New Homes. Decisions are made by the Board of Forge New Homes which comprises the five Chief Executives. The current Chair of the Board is Nick Atkin (Chief Executive, Yorkshire Housing). As at 31 March 2026 the Association has invested £1,000,000 in the joint venture and made a loan of £2,000,000. The Association's committed expenditure is included in capital commitments (note 23).

30. Contingent Liability

The Group has been notified by the Trustee of the Social Housing Pension 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 some uncertainty surrounding these changes. The Trustee has been advised to seek clarification from the Court on these items. The case was heard in February 2025 the outcome is due September 2026 at the earliest. 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, with any accuracy. No adjustment has been made in these financial statements.

For more help or information contact:

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