

South
Yorkshire
Housing
Association



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Financial Statements

2025

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

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

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

C Stockill (resigned 13 June 2024)

J Jeffries (retired 26 September 2024)

T Proudfoot (retired 26 September 2024)

N Doherty (resigned 26 January 2025)

INDEPENDENT COMMITTEE MEMBER

A M Matson

CHIEF EXECUTIVE

L Gold

EXECUTIVE DIRECTOR OF FINANCE AND DEVELOPMENT

H Whittingham

EXECUTIVE DIRECTOR OF CARE, HEALTH & WELLBEING

J Hall

EXECUTIVE DIRECTOR OF CORPORATE SERVICES

C Murray

EXECUTIVE DIRECTOR OF HOUSING

G Wallace-Parkin (resigned 03 October 2024)

INTERIM DIRECTOR OF PROPERTY SERVICES

Michael Cleaver (appointed 19 September 2024)

ASSISTANT DIRECTOR OF HOUSING

Simon Young (appointed 16 September 2024)

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

Beever and Struthers
The Colmore Building
20 Colmore Circus Queensway
Birmingham
B4 6AT

PRINCIPAL SOLICITORS

Trowers & Hamlin
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 and Chief Executive

This has been another significant year for South Yorkshire Housing Association, and we would like to thank our customers, colleagues, Board, partners, funders and stakeholders for your ongoing support.

2025 started with launching our new strategy and confirming our priorities for the next two years. The strategy identifies what's important to our customers and where we're performing well, as well as focusing on key areas for improvement. It also confirms our aspirations to secure SYHA's long-term future, including our objective to partner with another organisation – and, in March, we were delighted to announce we had started merger talks with Places for People.

Our Tenant Satisfaction Measures show that we continue to perform well. As always, there is plenty to learn from the results and we will use them to make important improvements for customers. We have just launched our new Customer Committee, who will help us to provide better homes, services and support across South Yorkshire.

Over the last 12 months, we have also celebrated winning new contracts, including working with the South Yorkshire Mayoral Combined Authority to deliver the WorkWell employment support service, and collaborated with the South Yorkshire Housing Partnership to create new affordable homes. We have also continued to improve the organisation's financial performance and resilience through considered and sustained efficiencies.

Although SYHA is still facing some challenges – like many businesses, people and communities across the region and housing sector – this is an exciting time as we work hard to continue our 50+ year legacy and secure a bright future for the organisation.

Matt Harrison, Chair of the Board

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 2025.

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 of Social Housing. Alliance HA is a charitable RP with 225 homes. SYHA Enterprises is a limited company providing property sales and letting services.

Our History

We are a landlord managing over 6,000 tenancies (social and private) and have supported over 10,000 individuals. Over the last 50 years, we have diversified and grown but our purpose has remained firm about providing homes and support for people who need them. 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*.

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**:

- Owning or managing 4,676 social rented homes split between General Needs and LiveWell (supported housing) services. Of these 442 are classed as affordable rent. Non-social housing includes agency, nursing homes, intermediate rents, and care homes (381 units in total). We also provide 273 homes under shared ownership arrangements, and 225 open market rentals.
- Under our LiveWell brand we provide a diverse range of support services. Over the last 12 months we have offered employment and health support to 1,125 customers and will support a further 2,625 people by March 2026. Additionally, we have provided supported housing, extra care and residential care to 1,289 customers living in homes managed or owned by SYHA, and supported 52 people through our Housing First services across South Yorkshire.
- Providing property sales and lettings services via the SYHA Enterprises subsidiary.
- Developing new homes for sale and social housing via a joint venture with four other housing associations (Forge New Homes).

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

This year, SYHA's Board completed a review of our Values, Purpose and Strategy. This resulted in a new SYHA Strategy for 2025-27. Below are the details of the strategic themes, and SYHA's priorities within these:

<p>Homes: Well maintained, safe and affordable homes in good neighbourhoods</p>	<p>Customers: High quality, efficient and effective services for customers</p>
<p>We will offer great homes and services, and create robust plans for maintenance and improvements.</p> <p>Our priorities:</p> <ul style="list-style-type: none"> ✓ Improve our understanding of the quality of our customers' homes ✓ Create a plan for maintaining homes and neighbourhoods ✓ Maintain statutory and regulatory compliance relating to building safety ✓ Continue to provide an effective repairs and maintenance service ✓ Ensure our homes meet EPC C standards or above 	<p>We will provide services that meet our customers' diverse needs and expectations, and use feedback to make improvements.</p> <p>Our priorities:</p> <ul style="list-style-type: none"> ✓ Develop high-quality services that are fair and equitable for all ✓ Improve our approach to customer engagement and governance ✓ Compliance with regulatory Consumer Standards ✓ Increase the use of our online customer services
<p>Governance: A well-governed, financially viable and compliant organisation</p>	<p>Performance: A high-performing and well-led place to work</p>
<p>We will create more stability and opportunities for the future of our organisation.</p> <p>Our priorities:</p> <ul style="list-style-type: none"> ✓ Deliver Business Plan efficiencies, and develop principles to guide decisions on business growth and exits ✓ Utilise our Recycled Capital Grant Fund effectively ✓ Continue to work towards regulatory and financial compliance ✓ Fulfil our Partnerships and Merger strategy 	<p>We will perform well, offer brilliant services, and be a great place to work.</p> <p>Our priorities:</p> <ul style="list-style-type: none"> ✓ Attract and retain great people ✓ Support colleagues to fulfil our new strategic objectives ✓ Maintain positive relationships with stakeholders ✓ Continue to focus on the performance of our people, services and organisation ✓ Improve data quality and governance

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

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 lies at the heart of our 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 audited our service against the Consumer Regulations to ensure that we are compliant.

We 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 2024/25 has been working hard to support our customers to **sustain their tenancy**, including:

- offering 52 furnished homes to tenants coming from homeless services, fleeing domestic abuse or setting up a home for the first time. This is an area of future growth for us.
- supported over 200 households in arrears to become arrears free, with 48% coming out of arrears debt completely. This is against benchmark of 28%.
- saw 338 tenants see a point-to-point arrears reduction leading to an improved financial outlook.
- worked in partnership with the Groundwork Yorkshire Green Doctor service to provide specialist utility debt advice and support.
- helped our most vulnerable customers with everything from utility payments to supporting decant accommodation for major repairs.
- meeting as a management team to review personalised plans for our customers facing multiple complex challenges.
- seeing more tenants staying with us for longer, with the average tenancy length increasing from 2023/24.

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 £34k in target hardening measures and support for vulnerable customers.
- dealing with 340 cases of Anti-Social Behaviour (ASB) ranging from noise nuisance to domestic abuse. We asked our customers how we handled their report of ASB. We are proud of our ASB perception survey results of 82% against a target of 80%. We continue to analyse feedback and look for improvements.
- working in partnership with our Customer Scrutiny Panel and launched our new ASB Policy to reflect our revised approach to *prevention, action and support* <https://www.syha.co.uk/anti-social-behaviour/>
- maximising our relationships across multiple sectors to ensure a robust and preventative approach to ASB and Neighbourhood Management, including strengthening relationships with North Yorkshire Police and our tenant and resident groups.

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Strategic Report

- 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.
- reletting 193 tenancies to help those most in need.

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 we are compliant, and that planned maintenance programmes are delivered to ensure that our properties are improved and of a high quality.

During the year we completed 17,782 responsive repairs, predominantly through the Home Maintenance Team (HMT), our in-house service. Of these 3,025 were emergency repairs of which 99.6% were completed within the 24-hour target. We provided repairs to 302 void properties with the majority being delivered by HMT. We invested £3.1m through our Stock Investment Plan (SIP) and a further £0.37m in other housing capital spend.

A Stock Condition Survey commenced in March 2024 and 1,755 homes, approximately a third of our stock, had been surveyed by 31 March 2025. The information recorded is being used to inform the Business Plan and shape future investment in our homes.

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

Within our General Needs homes our stock investment included:

- 46 kitchen replacements
- 92 bathroom replacements
- 149 replacement heat sources
- 69 properties had new windows and doors

Within LiveWell homes, our stock investment included:

- 43 kitchen replacements
- 27 bathroom replacements
- 38 heat source replacements, including 2 commercial replacements



During the year we carried out a workforce review of our HMT repairs delivery service. This involved improvements to systems and processes, steps to improve retention and recruitment as well as proposed changes to working practices.

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Strategic Report

LiveWell

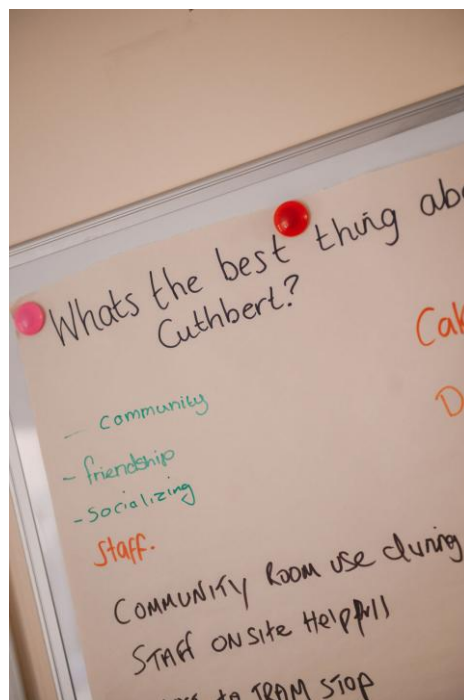
LiveWell operates across a range of different sectors, including housing, health, employment and social care. The external landscape remains challenging; there are fewer opportunities to tender and a significant slowing down of commissioned new services. The following factors have had a material impact 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 (mental health, homelessness, learning disabilities, ageing populations) are leading to real-term funding pressures, compounded by inflation and workforce cost increases. While we have had success in securing a number of contract uplifts from funders, this isn't across the board and some service contracts have remained static for 3 years+.
- The Autumn Budget included a one-year spending round setting departmental budgets for 2025/26, ahead of the next three-year Spending Review in the spring, which will cover to 2029. This has led to a decrease in new multi-year tenders pending the next statement, except those directly linked to the Get Britain Working white paper.
- The significant commitment from the Labour government to introduce greater support for people to get back into work brings benefits to LiveWell. Investment in work and health programmes is planned to reach around £1 billion by the end of the decade. SYHA are very well positioned to capitalise on the growing funding for employment, health and skills and to offer strong support to customers in this area. SYHA are one of the leading providers of work and health contracts and Work and Wellbeing has continued to be a strong area of growth for LiveWell, with new contracts won this year to deliver the WorkWell programme and the Pathways to Work programme.

Due to the breadth of services that we deliver in LiveWell, we are well positioned to respond to opportunities as they arise. Business development performance remained strong, and we achieved a 100% success rate on bids submitted during the year.

We have a clear focus on financial viability in order to sustain LiveWell services and continue to deliver impact. We've worked hard to deliver efficiencies to ensure we can continue to deliver much needed supported housing, homelessness, mental health and employment services for our region. This year we completed a comprehensive review of our management costs in LiveWell. Taking a strategic workforce planning approach, we reduced our management costs by £460,000 per annum.

LiveWell operates a number of services which fall under different quality and regulatory frameworks e.g. CQC, IPS Fidelity. We are pleased to report good solid performance across all frameworks. As part of our management review, we set up a new quality oversight function, further enhancing our ability to monitor and drive the quality of our services.



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Strategic Report
Customer Voice and Satisfaction

A priority of our 2025–27 strategy is to provide high-quality, efficient and effective services that are compliant with regulatory standards for customers. Central to this is improving customer engagement. In 2025, we launched our Customer Engagement Strategy, outlining our approach and improvement path through a detailed Action Plan. This aligns with recommendations from Tpas (tenant engagement experts), who reviewed our engagement services.

We enhance transparency by publishing service information and involvement opportunities on our website. Key initiatives include our ongoing Customer Scrutiny Panel and the newly established Customer Committee. 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.

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 2024/25, we 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.

	Result	Weighted result
TSM01 Overall satisfaction	78.9%	77.1%
TSM02 Overall repairs service	80.0%	78.7%
TSM03 Repairs: Time taken	79.2%	77.6%
TSM04 Home is well maintained	79.8%	77.2%
TSM05 Home is safe	82.9%	80.8%
TSM06 Listens to views & acts upon them	71.8%	70.0%
TSM07 Keeps informed	72.1%	70.8%
TSM08 Treated Fairly & with Respect	83.8%	82.2%
TSM09 Approach to complaints	41.2%	39.3%
TSM10 Communal areas	73.0%	73.7%
TSM11 Contribution to Neighbourhood	69.7%	70.9%
TSM12 Approach to Anti-social behaviour	66.1%	64.1%

We are delighted with our 2024/25 results which have consolidated the results achieved in the first year of the TSMs, and has 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**

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them fairly and with respect which is core to our values. We have achieved significant improvements in satisfaction with the way we manage communal areas, our contribution to neighbourhoods and handling of anti-social behaviour. This has been heavily driven by customer feedback and the work of our tenant scrutiny group.

We have continued to emphasise the importance of learning from complaints, and commissioned Tpas to audit our policy and processes. Results for the last 12 months include:

- Overall number of stage 1 complaints this year is 329. A 26% increase on 2023/24 which is not unusual following improvements in service accessibility, increased promotion of Housing Ombudsman services, and high-profile issues like Grenfell and Awaab's law.
- 91% of our complaints were resolved at stage 1.
- The number of complaint reviews (Stage 2 complaints) is 29. An increase of 10 since 2023/24.
- Property services (which incorporates repairs and maintenance) continues to be the department with the highest proportion of complaints at 77%, this is expected as it is the area with the most customer transactions.
- Customer satisfaction from transactional surveys is 81%, which exceeds our target of 75%

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.

Development

Following Board decision in September 2024, to utilise some of our historic Recycled Capital Grant Fund, we now have a small active Development programme. We currently have two live schemes, Beckfield Rise and Waverley.

Beckfield Rise is set in an attractive location in Auckley, neighbouring one of our existing estates. Beckfield Rise is adjacent to Doncaster GatewayEast development, with the re-opening of the airport and several residential and commercial developments in the area.

A planning application has been submitted for 34 homes for affordable rent, the homes are a mix of 2, 3 and 4 bedroom houses, 2 bedroom maisonettes and 2 bedroom fully accessible bungalows. We have taken a fabric first approach. 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.



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Our Waverley site is the acquisition of five, three-bedroom houses. The properties have been built to a high specification, using MMC and enhanced sustainability specifications; they are steel frame construction and include air source heat pumps, solar panels, and are fully electric. Handover of these properties is expected in Autumn 2025.

Looking forward, we are reviewing existing land held as potential development sites. The three sites identified have the capacity for approximately 54 new homes.

We continue to invest in Forge New Homes (FNH), our JV (20% Share). FNH ambition is to develop 100 properties per year in the Sheffield Region.

Asset Management

We've continued working on the fire remediation programme for some of our extra care schemes. We have received approval from Homes England for utilising Recycled Capital Grant Funding (RCGF) for this work.

A key function within this workstream was to manage and deliver the asset disposal programme to enable us to hit the budgeted surplus for 2024/25. The team successfully delivered a £2.3m sales surplus.

Sustainability

We commissioned Seddon to carry out a desk-based survey of our stock below EPC C to help us formulate a cost-effective plan to improve all our homes to EPC C by 2030. Following that, we carried out a pilot of retrofit surveys, borescope surveys and air tests to validate our data and inform our bid for Warm Homes Social Housing Fund Wave 3.

The first project which included three homes in Dronfield started on site in October 2024. The second project will be utilising £450,000 between 2025-2028 to improve around 90 homes to EPC C. The project will be delivered alongside our warm homes programme but will be used to fund improvements in homes that require lower cost, single measures to get to EPC C.

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.

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Finance

As part of our strategy, SYHA continues to focus on financial viability. As a result, SYHA has improved its operating margin on social housing lettings to 20.6% (2024: 15.8%) and returned an operating surplus of £9.7m. The Association has made a surplus of £2 million for the year before actuarial movements.

SYHA generated £12.5m cash from operations, invested £5.2m in existing and new homes and repaid £6.1m in borrowings.

At 31 March 2025, we had £122.3m of drawn loans with a further £14m undrawn. 71% of current debt is at fixed rates, and at the year-end we had access to £15.8m of liquidity. We do not need to raise new funding in the coming year to meet commitments and retain adequate liquidity headroom. Two lenders were approached to consider a year extension to the repayment date, in order to extend our refinancing point of 2028, which was approved by Board in March 2025. Excellent progress has been made with the completion approved in August 2025. Our undrawn facilities provide sufficient liquidity for 42 months. SYHA is fully compliant with all covenants at year end.

Statement of Comprehensive Income

SYHA key performance measures for the year were:

- Income increased to £50.4m (2024: £50.1m); main contributors are increases in rental income and other social lettings income of £1.2m, reductions in other social housing of £0.7m due to lower first tranche sales and some LiveWell contracts ending, together with a reduction in non-social housing of £0.3m.
- Operating costs reduced in the year to £43m (2024: £45.8m). There has been a significant increase in maintenance costs during the year which has increased expenditure by £0.6m, and offset by savings associated with the loss of some LiveWell services and our Workforce Planning efficiency projects.
- Earnings before interest, tax, depreciation, amortisation, and property sales plus capitalised major repair costs (EBITDA MRI excluding sales) was £9.6m (2024: £6.75m) and 134.7% (2024: 95.2%). Performance against this metric has improved in line with budget performance, a reduction in operating costs has contributed to this. Net interest cost and financing costs increased marginally in the year by £0.01m, despite there being no loan drawdowns in the year. Increases in RCGF interest and reduced capitalised interest negate the savings in loan interest.

Statement of Financial Position

At 31 March 2025, the Group's Statement of Financial Position demonstrated a strong position, with net assets of £39.1m and access to liquidity of £15.8 through cash and our undrawn facilities.

Key performance measures were:

- The Net Book Value (NBV) of fixed assets was £317.3m (2023: £321.7m)
- At the year end the Group had invested £1.1m (2024: £4.1m) in relation to properties under construction and a further £3.7m (2024: £3.9m) in its existing homes
- The Group owned and managed 5,555 homes
- The Group had £3.4m (2024: £4.6m) of cash and cash equivalents with £14m (2024: £12m) additional undrawn facilities, based on existing debt facilities. Gearing decreased to 33.42%

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Strategic Report

(2023: 34.91%) as a result of the net repayment of loans in the year as planned plus £2m RCF repayment

- The net defined pension benefit liability at the year ended 31 March 2025 is £3.47m (2024: £4.9m).

Treasury Management

Treasury activity has primarily focused upon rebuilding confidence of stakeholders, through clearer reporting and improved controls.

In summary:

- An update to the existing covenant carve out with NatWest was completed in March 2025. NatWest agreed to provide consent to be an employer under an NHS pension scheme and to amend the operating surplus definition
- No additional funding was agreed so the overall drawn loan facilities dropped by £6.3m in the year due to £4.3m of scheduled capital repayments and £2m of RCF repayments
- Interest payable on bank loans and overdrafts was £224k less than the previous year due to the decreases in interest rate with 21% of debt based on a variable rate
- Covenants have been comfortably met at year end 31 March 2025
- Liquidity is continually reviewed, and no additional funding is required until repayment of the NatWest RCF facility and the Santander funding. Both funders have agreed to extend the repayment dates by a year which will increase the liquidity period. NatWest have also agreed to increase the RCF facility. Based on the latest Business Plan, new funding is not required until October 2028.






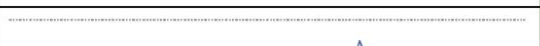

There are operational controls around key treasury risks along with interest rate management and counterparty exposure within the Treasury Management Policy (TMP). This ensures treasury activities are controlled effectively by identification, monitoring and mitigating of such risks. Surplus funds are invested with counterparties meeting the terms of our TMP and these are monitored to ensure compliance.

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Strategic Report

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

Details of financial performance for the year for our various activities is set out at Note 3. The Board receives regular information on a range of core performance indicators. The table below sets out the report to 31 March 2025:

Performance Measure	Last 12 Months (Quarter dates marked)	Performance at 24/25 Q4 End
General Needs Current Arrears Rate		1.3% (Target of 2.8%)
LiveWell Direct Managed Services Current Arrears Rate		1.8% (Target of 3.5%)
LiveWell SAMS Current Arrears Rate		1.6% (Target of 3.0%)
General Needs Former Arrears Rate		0.9% (Target of 1.3%)
LiveWell Direct Managed Services Former Arrears Rate		3.1% (Target of 3.5%)
LiveWell SAMS Former Arrears Rate		0.0% (Target of 1.0%)
General Needs Void Loss Rate UQ<=1.2%, MUQ<=1.58%, MLQ>=1.58%, LQ>=1.96%		0.86% (Target of 1.15%)

General Needs Abandonments & Evictions	0 1 1 4 0 2 1 2	2 Abandonments 9 Evictions (last 4 qtrs)
LiveWell Abandonments & Evictions	1 1 1 1 0 3 0 0	2 Abandonments 5 Evictions (last 4 qtrs)
SYHA Gas Servicing Policy Compliance Rate		Policy Compliance: 99.98% (Target of 100.0%)
3rd Party Gas QA Checks	Not currently available, recorded offline	
SYHA: Urgent and Routine HMT Jobs with Appointments		55.4%
Urgent and Routine HMT Jobs First Time Fix		93.2% (Target: 85.0%)
SYHA & Dun Works Repairs Satisfaction		89.1% (Target: 90.0%)
SYHA Emergency Repairs Completed in Timescale		99.2% (Target: 85.0%)
General Needs Universal Credit Rate		51.3%

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Strategic Report

We are proud to report another year of high operational performance, which 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 organisation.

The year ended with high performance in current and former arrears, which are all under target. General Needs voids management has been strong this year. Repairs performance is also strong, with transactional satisfaction only dropping slightly below the 90% target.

LiveWell voids year to date performance is 3.48% against a target of 2.56%. The position has improved, albeit still below target, this is mainly due to improvements in SAMs (supported living for adults with learning, physical and mental health conditions) and mental health portfolios. The homeless portfolio ends the year outside of target due to service closures and long-term voids.

There has been a slight drop in repairs satisfaction to 89.1% v 90% target. Analysis of customer feedback continues to show improvement required in communication around appointments, including if there are any delays. We have now introduced more text message reminders. There are some areas of slight underperformance on gas compliance. This continues to be due to policy targets being 100% but access not being permitted. These cases are in legal proceedings.

Absenteeism ends the year at 4.2%, a decrease from Q3 position of 4.8%.

Performance is one of the 4 pillars in SYHA's new strategy, and Housemark has supported the development of SYHA's Performance Reporting Framework. This includes a reporting hierarchy, a clear framework cycle and improved documentation of KPI method statements. A new set of quarterly Board KPIs have also been developed for 2025/26.

Future Prospects

The financial years ahead have been permanently and negatively affected by the rent cap imposed in 2023/24 coupled with the rent reduction in the mid-2010s; the rent increase in 2024/25 was 7.7% and, along with a lower inflation rate on our costs, has improved our performance to some degree, but the challenging economic environment remains. This has challenged our operational surpluses, in line with the rest of the sector. The recent Government announcement regarding the 10 year rent settlement of CPI+1% will help to build financial resilience. SYHA has also undertaken a series of Workforce Planning reviews in order to build resilience.

In April 2025, SYHA launched its new two-year strategy. 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. In order to ensure that SYHA remains financially resilient into the future, under our Governance theme, we have identified partnership as a strategic option and subsequently announced our partnership intentions with Places for People (PfP). The intention, subject to negotiations progressing well, is that SYHA will become a subsidiary of the Places for People Group.

Our press release in March included:

Larry Gold, Chief Executive of South Yorkshire Housing Association, said: "Our proposed partnership with Places for People will enable us to continue our 50+ year legacy providing high-quality homes and services. This is the right thing to do for our customers, communities, employees and partners,

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and the partnership will be hugely beneficial for Sheffield City Region. As we progress with our discussions, we will ensure that our customers are kept informed about the partnership and have the opportunity to share their views”.

Greg Reed, Group Chief Executive Officer of Places for People added: "South Yorkshire, and specifically Sheffield, is a core region for PfP and, like SYHA, we've been here for many years. Bringing our organisations together – pooling our skills and experience – will make us a greater force for good in the region, enabling us, under one group, to have a more significant impact, and further supporting the development of thriving Communities. We're excited about what we can achieve together, and we'll provide an update on our conversations in due course."

Demand for our homes and other services remains very strong, and we deliver high customer satisfaction.

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

- The extreme volatility in global financial markets
- 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
- Interest rates
- Delivering operating efficiencies from our investment in technology
- In the longer term, the cost of fully decarbonising our stock by 2050.

SYHA prepares a full long-term group Business Plan each year. The latest was approved in June 2025. Our base financial projections show that our business will meet loan covenants, generate cash on core operations, but have limited capacity to deliver on its growth ambitions.

These forecasts are subject 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 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 compensate most potential financial shocks.

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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 and offering assurance to the Board.

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, OFSTED, 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.
	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 comply with GDPR and IT legislation results in a fine and/or reputational damage.
	Failure to identify, fund and implement decarbonisation measure results in failure to achieve statutory decarbonisation targets.
Financial	Failure to forecast and manage cash flow/liquidity results in cash shortage.
	Failure to comply with lender covenants results in breach of loan agreements.
	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.
Operational	Critical IT systems availability affected by a disaster or business continuity event.
	Failure to attract and retain talent results in underperformance, failure to achieve compliance and deliver strategy.

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	Shortages of labour or material undermine ability to provide services.
	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.

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 £0.253 million 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 in the summer of 2025, 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.

The Board of SYHA has continued to work with the RSH to address the concerns and to ensure a return to a compliant governance and financial viability grading. The Board are currently overseeing the delivery of a Recovery Plan (the G3/V3 Plan), all actions having now been completed and is

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supported by external advisers to provide appropriate assurance to the Board, the RSH and other SYHA stakeholders. The Recovery Plan included a full review of the SYHA governance framework, financial governance and financial viability. Discussions with the RSH suggest that SYHA will not be subject to a regrade, as this has been superseded by partnership activity.

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:

- Completion of the G3/V3 Governance Improvement Plan
- The implementation of a new Customer Committee
- Review of the risk and assurance framework
- Delivery of a comprehensive internal audit plan
- Introduction of a comprehensive compliance calendar monitored by the Governance Team to ensure timely submission of all regulatory and statutory returns

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 on our property disposal programme. The Group uses some 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.

Liquidity risk

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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 maintaining awareness of the funding market both directly and via our advisors.

Subsidiaries and joint ventures

The Group manages risk in its subsidiaries and joint ventures through its Alliance and SYHAE subsidiary boards. The SYHAE Board includes both SYHA Board members and independent members with relevant expertise. The Group Board carries out annually a formal assessment of its investment in SYHAE. To mitigate further risk in this area, the SYHA Board approved the impairment of its investment in one of the divisions in SYHAE.

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 social housing sector. In April 2025, SYHA launched its new 2-year strategy. 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. In order to ensure that SYHA remains financially resilient into the future, under our Governance theme, SYHA have identified a Partner Organisation and announced our partnership intentions with Places for People (PfP).

After making enquiries, and through developing its 2025 Business Plan, the Board has a reasonable expectation that the Association and the Group has 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.

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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

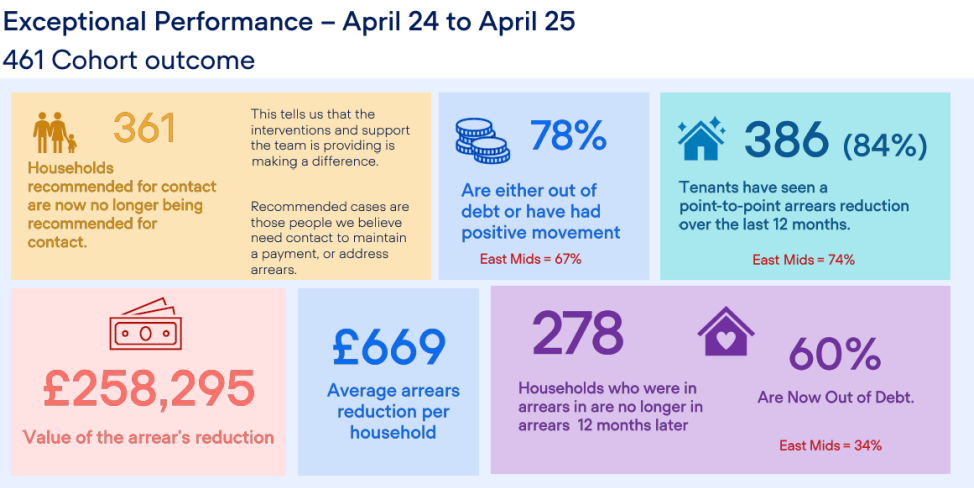
Our Vision, Mission and Purpose, and themes in our new Strategy, are all referenced on page 6 and 7.

During 2024/25, SYHA continued to progress the ‘Doing the Basics Brilliantly’ strand of the interim strategy. This furthered work on cost reductions and operating improvements and delivering business-wide cost reductions through our efficiency plans. This VFM Statement refers to both the performance of 2024/25 in relation to the interim strategy and looks forward to the new Strategic Plan.

An important focus during the 2024/25 year has been working hard to support our customers to sustain their tenancies; we recognise the negative impact and cost of failed tenancies. Our offer has included:

- furnished homes to tenants coming from homeless services, fleeing domestic abuse and setting up a home for the first time;
- supporting households to become debt free; providing specialist utility debt advice and support;
- preparing personalised plans for our customers facing multiple complex challenges.

Data received from Mobysoft, our rent collection software, shows exceptional performance in the year:



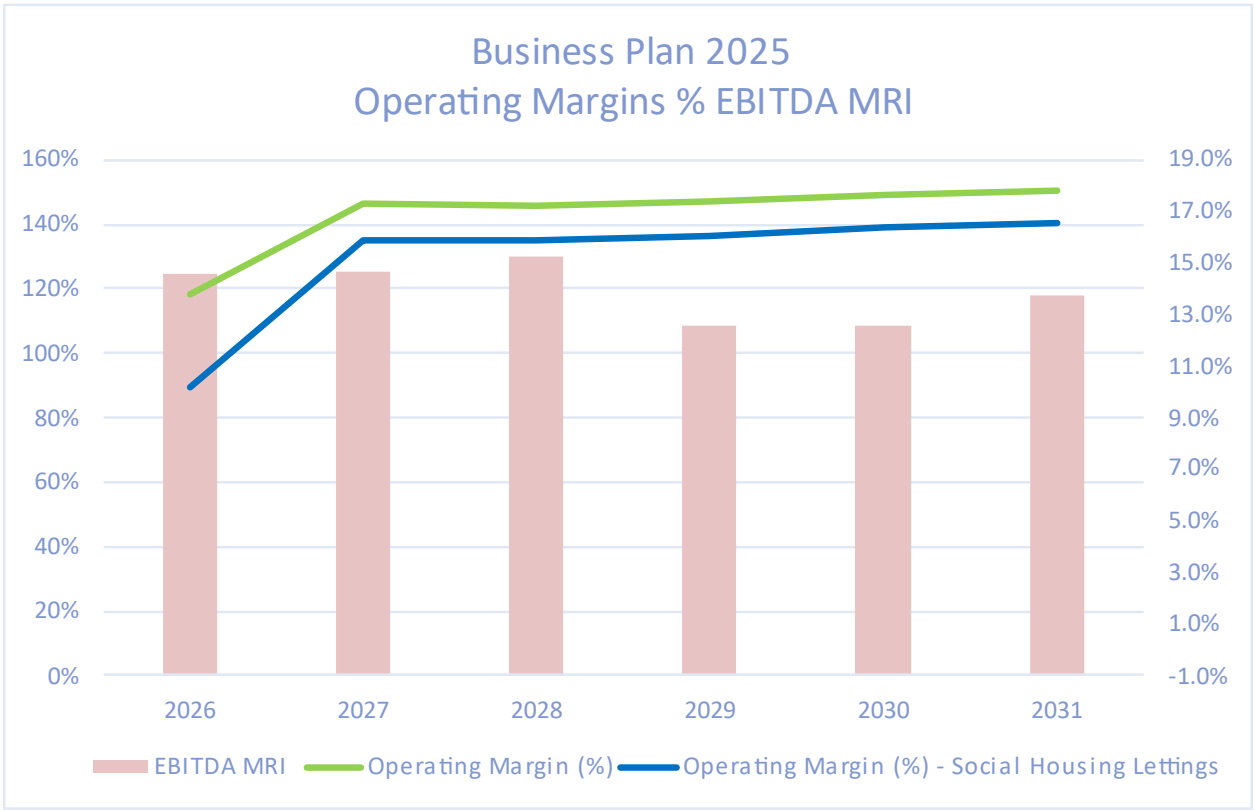
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Further, we have worked hard to provide sustainable communities by continuing to invest in locally based neighbourhood and estates officers, improving our support for ASB cases, working with our Customer Scrutiny Panel, maximising and strengthening relationships across multiple sectors, and tackled tenancy fraud.

Our approved 30-year Business Plan assumes what we believe to be achievable value for money savings and efficiencies from 2026/27 onwards, including the completion of a two-year workforce planning project. The impact of the completion of the workforce plan in 2026/27 results in the increase in operating margin in that year. There is then a slight steady increase in operating surpluses and margins as shown below. It should be noted that the fall in EBITDA MRI in 2029 and 2030 is the result of the variability of the major repair component replacement cycle, including higher EPC C spend in those years.

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, that are not readily distinguishable. These costs are only apportioned in the preparation of the financial statements.

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Our Performance

43.1% 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.

The LiveWell portfolio has a clear focus on financial viability in order to sustain LiveWell services and continue to deliver impact. Despite the challenging environment we’ve worked hard to deliver efficiencies so that contracts remain financially viable, and we can continue to deliver much needed supported housing, mental health, homeless and employment provision in our region.

Recent work on improving returns and improving efficiency has proved beneficial, with our operating margin overall and operating margin (social housing lettings) showing improvement from last year. This year, LiveWell completed a comprehensive review of management costs. Taking a strategic workforce planning approach, we reduced LiveWell management costs by £460,000 per annum.

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

In 2024/25, we continued using a census-style method for collecting TSM data. **Overall satisfaction was 77.1%**, reflecting the great service that we provide to our customers. SYHA benchmarks in the **upper quartile** across all perception measures and building safety measures.

A priority of our 2025–27 Strategy is to provide high-quality, efficient and effective services for customers that are compliant with regulatory standards. Central to this is improving customer engagement. In 2025, we launched our Customer Engagement Strategy, outlining our approach and improvement path through a detailed Action Plan.

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 the sector median from the Regulator of Social Housing VFM Metrics Benchmarking 2024 (the latest Global Accounts data available) where relevant. We will compare against the 2025 sector figures when they become available to assess our relative position further.

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Table B

RSH Metric	RSH Value for Money Sector Metrics:	SYHA Strategic theme					RSH Value for Money peer group	BP 2024 target for	Variance In 2025 performance against 2024 BP
			2022	2023	2024	2025	2024-	2025	
1	Reinvestment %	Homes	2.73%	2.86%	2.11%	1.26%	8.90%	1.10%	✓ 0.16%
3	Gearing*	Governance	43.89%	44.97%	43.82%	42.25%	52.40%	43.10%	✓ -0.85%
4	EBITDA MRI (as a percentage of interest)*	Governance	128%	95%	95%	135%	118%	127%	✓ 7.69%
5	Headline social housing cost per unit	Governance	£4,823	£5,716	£5,568	£5,526	£5,085	£6,150	✓ £624
7	Return on capital employed (ROCE)	Governance	2.03%	3.18%	2.62%	3.35%	3.00%	3.10%	✓ 0.25%
2A	New supply %	Homes	0.32%	0.31%	0.75%	0.04%	1.70%	0.20%	✗ -0.16%
2B	New supply % (non social)	Homes	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	✓ 0.00%
6A	Operating margin (social housing lettings)	Governance	17.0%	10.8%	15.8%	20.60%	20.6%	13.90%	✓ 6.70%
6B	Operating margin (overall)	Governance	10.8%	9.7%	8.5%	14.5%	20.6%	14.80%	! -0.26%
SYHA additional VFM metrics:									
	Customer Satisfaction (GN & OP %)	Customers	83%	83%	78%	77.1%			
	Headline social housing cost per unit - General Needs	Governance	£3,022	£3,611	£3,351	£3,698	£5,085		
	Overheads as % of adjusted turnover	Governance	12.89%	12.26%	14.02%	13.51%	n/a		
	Operating margin - General Needs %	Governance	20.74%	16.76%	25.00%	23.01%	20.6%		

(*note: the EBITDA MRI and gearing in the RoSH metric are not defined or calculated in the same manner as our lender covenant calculations)

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

The sector metrics have been aligned to our strategic themes and described in terms of our Vision. Performance is where we expected in terms of metrics, with a slight underperformance in two areas. New supply was limited by our G3/V3 regulatory status and operating margin (overall) was marginally under target. All our efforts in workforce planning and efficiency savings have resulted in improvements in operating margins, return on capital employed and EBITDA MRI.

Settle, 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 1.26% in the year to 2025. We added four new socially rented and shared ownership homes during 2024/25. Our forecast is set to increase our new supply by 40 homes by 2027/28.

Our asset management programme saw us dispose of 47 dwellings, generating £6.1 million which was used to support our affordable homes programme and contribute to improving our existing homes.

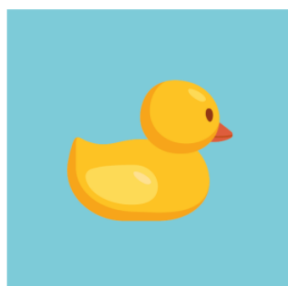
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Our planned investment in new and existing properties is:

£000 Financial year ended	2026	2027	2028	2029	2030	Total
New Homes	4,121	4,113	3,713	12		11,959
Existing Stock Investment	2,720	4,107	4,165	5,946	6,239	23,177
Fire Safety Works	350					350
Decarbonisation	833	886	1,178	1,378	1,786	6,061
Void Works/Active Asset Management	277					277
Subsidence work	236					236
Total	8,537	9,106	9,056	7,336	8,025	42,060

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



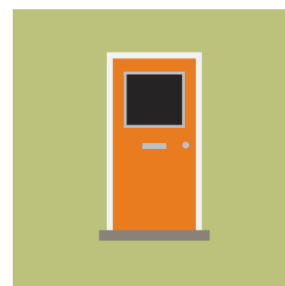
92 new bathrooms



46 new kitchens

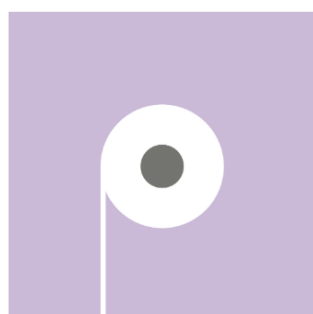


149 heat source replacements



69 homes had new windows and doors

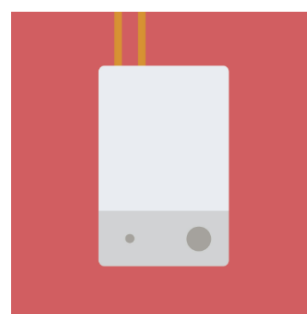
We also completed updates at our extra care and supported housing schemes, including...



27 new bathrooms



43 new kitchens



38 heat source replacements

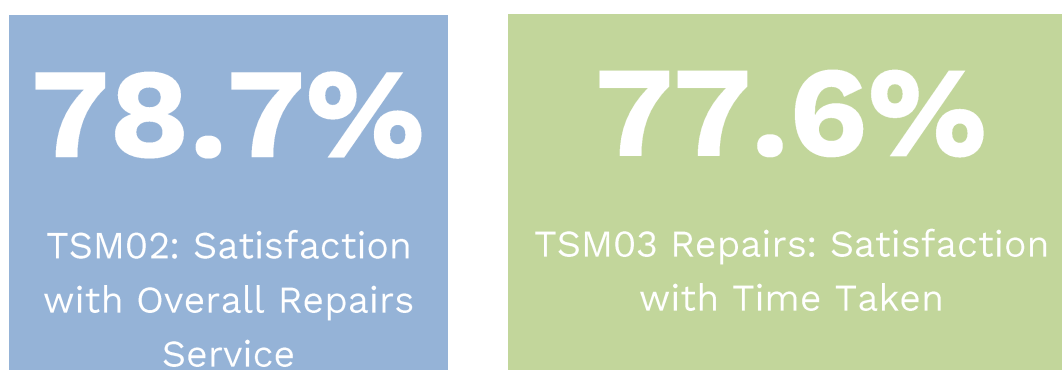
“Everyone was really lovely couldn’t have asked for more. Really pleased with everything. They were fantastic”

Customer feedback HMT - Kitchens

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We are pleased that our **repairs service** satisfaction performs in the upper quartile against National TSM results for 2024/25. In particular we have enhanced our DRS scheduling system to **maximise working time** and introduced a text messaging service to residents to reduce the number of times we're unable to gain access.



Following an extensive external review of Repairs and Maintenance in 2024, we have made changes to improve efficiency in our HMT direct delivery service with the aim of increasing productivity and reducing our reliance on third-party sub-contractors.

Other examples of delivering better value for money and our broader asset management strategy are:

- We deliver our kitchens and bathrooms through our in-house team; this improves customer satisfaction and saving on VAT
- Developing an active asset management strategy and disposals policy to ensure we make the best possible investment decisions
- Optimising our retrofit plans to take advantage of funding for energy efficiency related components such as doors and windows
- Competitively reprocurring our boiler replacement contract ensuring a balance of cost and quality

Despite our financial challenges, we invested **£3.1m** through our Stock Investment Plan (SIP). SIP spending in 2024/25 accounted for 89% of our Single Capital Plan and 24% of our overall repairs and maintenance spending.

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“Very happy with everything. Workmen polite and efficient at all times. Very happy”

HMT – Bathrooms

“We were very happy with the team that did our windows very pleasant and efficient”

Burngreave Building Company – Windows

The total cost-per-unit (CPU) of **all** asset capital works within our Single Capital Plan is **£662**. This is a decrease from the SYHA 2023/24 position of £708. The total cost per unit of maintenance and major repairs is **£2,457**. The most recent Regulator of Social Housing Global Accounts (2024) indicate the average cost per unit was £3,046.

Social value impact highlights - LiveWell

LiveWell operate services which benefit customers but in addition deliver wider social value. Some social value highlights from the last 12 months include:

Promoting Independence Mental Health Service

This year we successfully completed delivery on our Promoting Independence Mental Health Services. This is an innovative model funded by a Social Impact Bond; the aim of the model was to help individuals with a mental health condition move from residential care into independence in their own tenancy. The aim of the service is not only to improve customers lives but to deliver saving for the wider health and social care system.

Over the course of the programme SYHA worked with 120 people across 15 different care homes. **73** customers achieved a successful and sustained move on into their own tenancy in the community. The final evaluation report demonstrated that Promoting Independence achieved a saving of **c.£1.9m** on care fees for the local authority.

“I feel happier and calmer since moving and my confidence is getting better. I am enjoying my independence and freedom and feel I am coping well with my support”

Promoting Independence Customer

Work and Wellbeing

In October 2024 we launched WorkWell, an early intervention work and health support and assessment service, providing holistic support to overcome health-related barriers to employment and a single, joined-up gateway to other support services. WorkWell prioritises intervening at the earliest possible point, as evidence shows this is the most effective way of helping people to stay in work or go back to work. WorkWell offered employment and health support to **1,125** customers between October 2024 and March 2025 and will support a further **2,625** by March 2026. Social Return on Investment (SROI) studies of IPS work and health programs in the UK demonstrate a significant social return for every pound invested. The Individual Placement and Support model used by SYHA focuses on helping people with mental health problems find and maintain employment. Research shows that IPS services generate returns ranging from £5.01 to £6.77 in social value for every £1

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invested. Similarly, health and wellbeing programs that improve mental, physical, and social wellbeing can yield returns of £6.88 per £1 invested.

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. Studies have shown SROI ranging from £2.38 to £5.71 for every £1 invested, demonstrating the positive impact of supported housing on various aspects of social wellbeing. This includes benefits like reduced reliance on more costly care services, improved health outcomes, and increased social inclusion.

Housing First

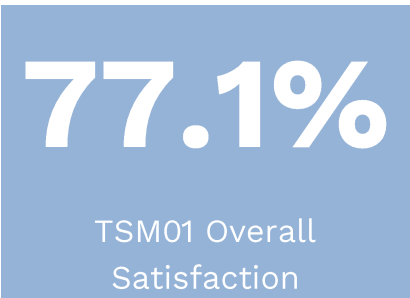
This year we supported **52** people through our Housing First services across South Yorkshire. Housing First has been shown to lead to significant improvements in the physical and mental health of residents, often reducing their reliance on emergency services like A&E departments. For example, research by Homeless Link indicates that, over three years, 55% of people experienced improved mental health and 39% had improved physical health. National research has demonstrated a strong economic case for Housing First, research by the homeless charity Crisis showed that for every £1 invested in housing first there is a £1.24 return on investment through reduced use of other services.

“I can’t believe how quickly I have changed and taken control of my life, my health, my wellbeing and my money- the service and your support is massive to me”

Rotherham Housing First Customer

Experience to be a joy

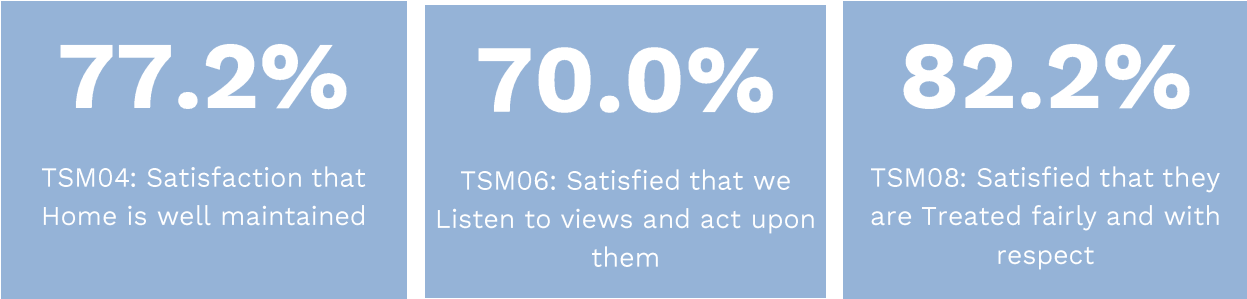
Our overall **customer satisfaction** is 77.1%. This performance is in the upper quartile against National TSM results for 2024/25.



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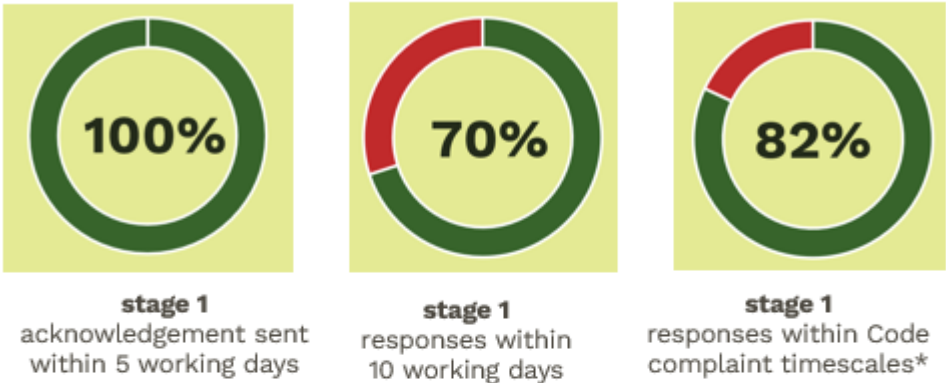
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Other great TSM results that we’re really proud of:



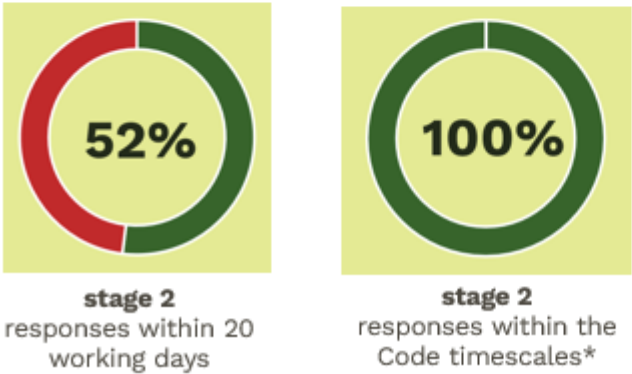
Complaints

Our performance for Stage 1 complaints



*The Housing Ombudsman Complaint handling code – met with an additional 10 working days

Our performance for Stage 2 complaints



*The Housing Ombudsman Complaint handling code – met with an additional 20 working days

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Here are some examples of how we’ve implemented learning from complaints.

You said	We did
...when you make a complaint, we didn’t always understand your issues.	We gave employees refresher training to help them listen and fully respond to complaints.
...we booked the same repair twice, which led to contractors arriving unexpectedly to carry out a repair that had already been fixed.	We have made sure our advisors check the repair history before booking a new repair.
...you didn’t understand why the application to buy your home had been rejected	When we decline applications, more detailed information is added to explain why. We will always include a link to the website that explains the government’s criteria for the Right to Acquire scheme.
...you felt more action needed to be taken against your neighbour’s tenancy.	When we refer anti-social behaviour cases to our solicitors for legal advice, we will update the complainants with the action taken (unless it would be inappropriate to do so).

Impact to be long term

A significant theme in our Strategy is focused on Governance – a well-governed, **financially viable** and compliant organisation. The key priorities of the theme include creating more stability and opportunities for the future of our organisation.

Our priorities:

- ✓ Deliver Business Plan efficiencies, and develop principles to guide decisions on business growth and exits
- ✓ Utilise our Recycled Capital Grant Fund effectively

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

- ✓ Continue to work towards regulatory and financial compliance
- ✓ Fulfil our Partnerships and Merger strategy.

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

Our overall **social housing cost per unit** is £5,526 in 2025 compared to a peer group median of £5,085 in 2024. This cost per unit is lower than our Business Plan target set in 2024 as we implemented efficiency plans.

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 £3,698 in 2024/25, compared to £3,318 in 2023/24. From table B above we break this down into various elements of cost:

Table C

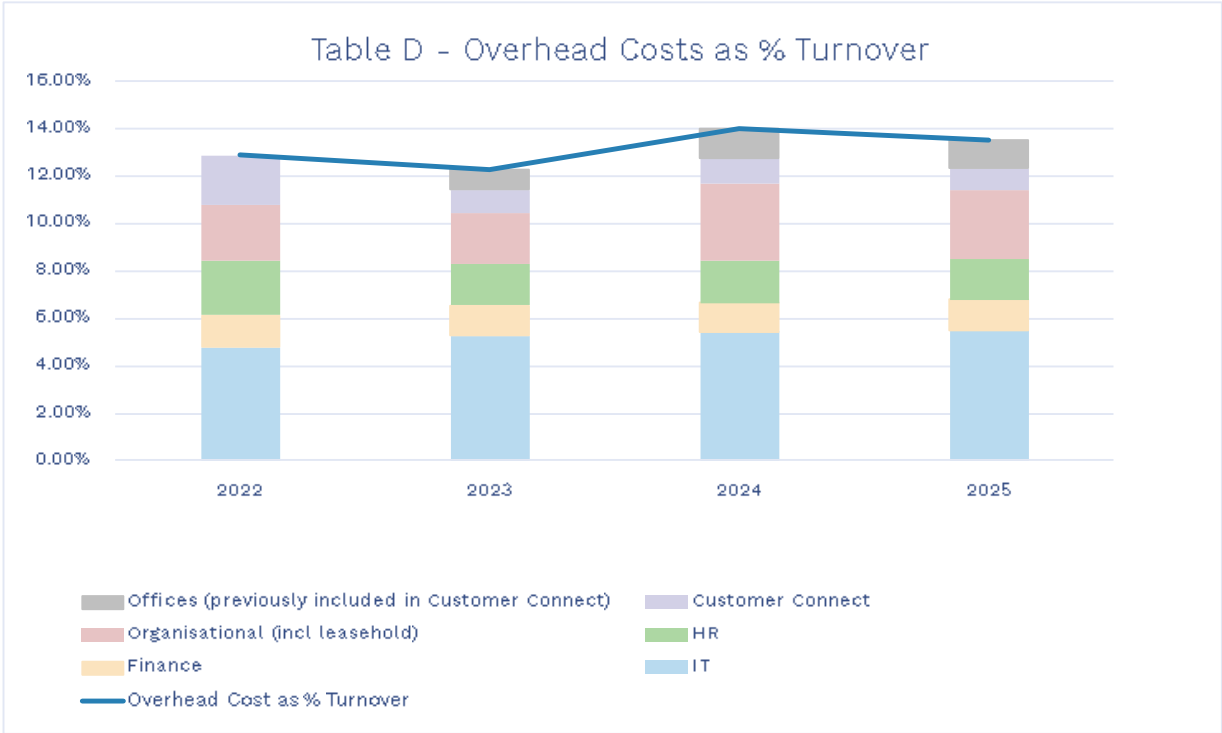
General Needs cost/unit	2021	2022	2023	2024	2025
Headline social housing cost	£2,668	£3,022	£3,611	£3,351	£3,698
Management cost	£1,172	£1,079	£1,150	£1,081	£1,253
Service charge cost	£136	£135	£160	£136	£162
Maintenance cost	£1,163	£1,241	£1,506	£1,485	£1,703
Major repairs cost	£407	£560	£775	£617	£583
Other social housing costs	£66	£7	£20	£32	-£3

Our management cost per unit (general needs) increased by 15.9% to £1,253. Additional costs related to increases in governance costs as a result of the G3/V3 plan and investment in IT. Our maintenance and major repairs costs together are £2,286, an increase of 8.7% from £2,102 in 23/24, due to planned increased spend on damp, mould and condensation.

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 recovery plan shows overhead percentage increasing to 13.51%, which whilst falling compared with 14.02% in 2024, will be subject to the further efficiency improvements planned.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report



At 3.35% in 2025, our **return on capital employed** (ROCE) is slightly higher than the sector median (peer group 2024) of 3.0% and our target of 3.1%. Our business plan for the Association shows a falling then stable trend in performance as follows:

Year	2025	2026	2027	2028
Return on Capital Employed	3.35%	2.9%	3.2%	3.1%

Concluding the strategic theme of doing the basics brilliantly, and with our new strategic theme of Homes, we 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).

The work on assessing the financial performance of portfolio of assets within our neighbourhoods continues. This data will be used by the Asset Management Group to make robust and transparent decisions on our homes.

Our **gearing measure**, at 42.25% is lower than the 2024 peer group benchmark median of 52.4% and is an improved position when compared with our projected 2024 business plan performance for 2025. This reflects the extent to which we have invested in providing new homes over many years.

Our overall **operating margin** in 24/25 was 14.5%, an increase from 6% in 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 increased to 20.6% from 15.8% in 2024.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Board Report

Future

In the current volatile economic environment and our striving for increased value for money, we want to ensure that SYHA is financially resilient and here for the long term, to continue to deliver quality homes and services for customers. To this end, under our Governance theme, SYHA have identified a partner organisation and announced our partnership intentions with Places for People (PfP).

Board and Directors also continue to achieve efficiency savings on the workforce planning project. Value for money efficiencies, either already identified or targeted set of savings to be identified, are included in our business plan. The impact of the completion of the workforce plan in 2026/27 results in the increase in operating margin in that year. There is then a slight, steady increase in operating surpluses and margins as shown below:

Year	2026	2027	2028	2029	2030
Operating margin	13.8%	17.3%	17.3%	17.4%	17.6%

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	2025	2026	2027	2028	2029	2030
1	Reinvestment %	Homes	1.26%	2.3%	2.4%	2.3%	1.9%	2.0%
3	Gearing	Governance	42.25%	43.0%	43.5%	43.8%	43.5%	43.2%
4	EBITDA MRI (as a percentage of interest)	Governance	135%	124.6%	125.5%	129.7%	108.8%	108.5%
5	Headline social housing cost per unit	Governance	£5,526	£6,489	£6,420	£6,629	£7,182	£7,456
7	Return on capital employed (ROCE)	Governance	3.35%	2.9%	3.2%	3.1%	3.3%	3.3%
2A	New supply %	Homes	0.04%	0.0%	0.1%	0.7%	0.0%	0.0%
2B	New supply % (non social)	Homes	0.00%	0.0%	0.0%	0.0%	0.0%	0.0%
6A	Operating margin (social housing lettings)	Governance	20.60%	10.2%	15.9%	15.9%	16.1%	16.4%
6B	Operating margin (overall)	Governance	14.5%	13.8%	17.3%	17.3%	17.4%	17.6%

(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, that are not readily distinguishable. These costs are only apportioned in the preparation of the financial statements).

In the year, we have seen our Value for Money metrics improve, together with delivering exceptional social value through our LiveWell contracts, whilst maintaining excellent customer satisfaction. As we continue our Value for Money journey, delivering more efficiency savings is key whilst recognising priorities of our customers and working alongside our Customer Scrutiny Panel and new Customer Committee to ensure that the customer voice continues to be heard. Improving our financial viability is at the heart of what we do.

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 Audit and Assurance Committee 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 Audit and Assurance Committee 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 Association has an annual programme of internal audit determined and approved by the Audit and Assurance Committee, based upon a risk-based needs assessment. Internal audit provides a degree of assurance as to the effectiveness of internal control systems. Reports are presented to the Audit Committee, which, in turn, reports and provides assurance to the Board.

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 6 August 2025

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 to the members of South Yorkshire Housing Association Limited

At 31 March 2025

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 2025 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 2025 and of the group's and of the parent association's surplus 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

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Independent Auditor's Report to the members of South Yorkshire Housing Association Limited

At 31 March 2025

cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

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 30, 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.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Independent Auditor's Report to the members of South Yorkshire Housing Association Limited

At 31 March 2025

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.

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.

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

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Independent Auditor's Report to the members of South Yorkshire Housing Association Limited

At 31 March 2025

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:

9B661240F813482...

Beever & Struthers

Chartered Accountants and Statutory Auditor

The Colmore Building

20 Colmore Circus Queensway

Birmingham

B4 6AT

Date: 09-Sep-2025 | 9:59 AM PDT

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES**Consolidated & Association Statement of Comprehensive Income**

At 31 March 2025

		Group		Association	
	Note	2025	2024	2025	2024
		£'000	£'000	£'000	£'000
Turnover	3a/3c	51,573	51,384	50,359	50,064
Operating expenditure	32/3c	(43,766)	(46,672)	(43,039)	(45,816)
Surplus on disposal of property, plant & equipment	4	2,341	3,203	2,330	3,537
Operating surplus	3a	10,148	7,915	9,650	7,785
Finance Income	6	313	358	180	202
Interest and financing costs	5	(7,844)	(7,779)	(7,158)	(7,088)
Surplus on revaluation of investment properties	14	40	-	40	-
Deficit on revaluation of fixed asset investments	14	(18)	(13)	(18)	(13)
Impairment of housing properties		(145)	(1,315)	(690)	(1,315)
Surplus before tax		2,494	(834)	2,004	(429)
Taxation on surplus	10	6	(237)	-	(237)
Share of profit in joint venture	14	159	41	-	-
Surplus/(deficit) for the year		2,659	(1,030)	2,004	(666)
Actuarial gain/(loss) in respect of pension schemes	20	253	(357)	253	(357)
Total comprehensive income for the year		2,912	(1,387)	2,257	(1,023)

The financial statements on pages x to x were approved and authorised for issue by the Board on 6 August 2025 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 50 to 102 form an integral part of these financial statements.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Consolidated & Association Statement of Financial Position


At 31 March 2025

		Group		Association	
		2025	2024	2025	2024
	Note	£'000	£'000	£'000	£'000
Fixed assets					
Intangible assets	11	2,523	2,841	2,524	2,824
Housing properties	12	301,624	305,480	288,367	292,139
Other property, plant & equipment	13	9,320	9,771	9,318	9,767
Investment in subsidiary		-	-	2,380	3,025
Investment in joint venture	14	2,444	2,274	-	-
Other investments	14	1,378	1,356	1,358	1,336
		317,289	321,722	303,947	309,091
Current assets					
Inventories	15	499	795	499	795
Debtors	16	4,221	3,358	4,315	3,454
Cash & cash equivalents	17	3,434	4,567	2,364	3,439
		8,154	8,720	7,178	7,688
Creditors: Amounts falling due within one year	18	(23,614)	(20,300)	(23,440)	(20,060)
Net current liabilities		(15,460)	(11,580)	(16,262)	(12,372)
Total assets less current liabilities		301,829	310,142	287,685	296,719
Creditors: Amounts falling due after more than one year	19	(259,296)	(269,063)	(244,979)	(254,802)
Defined benefit pension liability	20	(3,466)	(4,934)	(3,466)	(4,934)
Net assets		39,067	36,144	39,240	36,983
Capital & reserves					
Called-up share capital	22	-	-	-	-
Revenue reserve		39,065	36,142	39,238	36,981
Restricted reserve		2	2	2	2
Total reserves		39,067	36,144	39,240	36,983

The financial statements on pages 46 to 102 were approved and authorised for issue by the Board on 6 August 2025 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 102 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 2025

			Restated	
	Income and expenditure reserve	Restricted reserve	2025 Total	2024 Total
	£'000	£'000	£'000	£'000
GROUP				
At 31 March 2024	36,154	2	36,156	37,532
Movement in Reserves				
Surplus/(deficit) for the year	2,659	-	2,659	(1,030)
Reclassification			-	
Actuarial gain/(loss) in respect of pension schemes	253		253	(357)
At 31 March 2025	39,067	2	39,067	36,144
ASSOCIATION				
At 31 March 2024	36,981	2	36,983	38,006
Movement in Reserves				
Surplus/(deficit) for the year	2,004	-	2,004	(666)
Actuarial gain/(loss) in respect of pension schemes	253		253	(357)
At 31 March 2025	39,238	2	39,240	36,983

The notes on pages 50 to 102 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 2025

	2025 £'000	2024 £'000
Net cash generated from operating activities	12,482	10,496
Cash flows from investing activities		
Purchase of property, plant and equipment	(6,192)	(7,155)
Proceeds from sale of property, plant and equipment	5,636	6,287
Investment in Joint Venture	-	52
Grants received	882	1,061
Interest received	272	358
Net cash flows from investing activities	598	603
Cash flows from financing activities		
Interest paid	(7,440)	(7,096)
Interest element of finance lease rental payments	(686)	(691)
New loans	-	5,000
Repayments of borrowings	(6,087)	(9,758)
Net cash flows from financing activities	(14,213)	(12,545)
Net decrease in cash and cash equivalents	(1,133)	(1,446)
Cash and cash equivalents at beginning of year	4,567	6,013
Cash and cash equivalents at end of year	3,434	4,567
Cash flows from operating activities		
Surplus/(deficit) for the year	2,494	(1,019)
Adjustment for non-cash items:		
Depreciation of property, plant and equipment, incl disposals	7,967	7,303
Profit on disposal of fixed assets	2,341	3,203
Amortisation of intangible assets	505	486
Increase in inventories	(15)	(17)
(Increase)/decrease in debtors	(505)	1,437
Decrease in creditors and provisions	3,617	3,068
Share of profit in joint venture	-	(52)
Pension costs less contributions payable	(1,216)	(1,141)
Increase in fair value of investment property	(22)	(74)
Adjustments for investing and financing activities:		
Proceeds from the sale of property, plant and equipment	(5,636)	(6,287)
Government grants utilised in the year	(4,586)	(3,941)
Interest payable	7,851	7,888
Interest receivable	(313)	(358)
Cash generated by operations	12,482	10,496

The notes on pages 49 to 101 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 2025

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 comprises 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

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.

In April 2025, SYHA launched its new 2-year strategy. 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. In order to ensure that SYHA remains financially resilient into the future, under our Governance theme, SYHA have found a Partner Organisation and announced out partnership intentions with Places for People (PfP).

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

After making enquiries, and through developing its 2025 Business Plan, the Board has a reasonable expectation that the Association and the Group has 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 2025. 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.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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		

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

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

Investment properties

The classification of properties as investment property or property plant and equipment is based upon the intended use of the property. Properties held to earn commercial rentals or for capital appreciation or both are classified as investment properties. Properties that are used for administrative purposes or that are held for the provision of social housing are treated as property plant and equipment. Mixed use property is separated between investment property and property, plant and equipment.

Land is accounted for based on its intended use. Where land is acquired speculatively with the intention of generating a capital gain and/or a commercial rental return it is accounted for as investment property. Where land is acquired for use in the provision of social housing or for a social benefit it is accounted for as property, plant and equipment

Investment properties are measured at fair value annually with any change recognised in surplus or deficit in the Statement of Comprehensive Income.

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
Goodwill*	- 10 years

*This relates to the acquisition of Rotherlets, TPLS and Winkworth (lettings agencies) by SYHA Enterprises Limited. It is estimated that these acquisitions contribute to the business returns over at least 10 years from acquisitions and this was included in the business plan of SYHA Enterprises Limited at the time of acquisition. The goodwill is fully amortised by 31 March 2025.

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.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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 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.

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Notes to the Financial Statements

For the year ended 31 March 2025

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.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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 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.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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 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.

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

Financial liabilities carried at amortised cost

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.

Gift aid payments

Gift aid payments are charged as distributions of reserves in accordance with the guidance included in the Institute of Chartered Accountants technical release 'Guidance on donations by a company to its parent charity'.

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

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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 2025. The schemes in development were also reviewed and it was considered that some of these were impaired. A write off of £0.15 million was undertaken.

Capitalisation of development costs

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.

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Notes to the Financial Statements

For the year ended 31 March 2025

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 £3.47m was recognised at 31 March 2025 for the SHPS scheme and an asset of £0.72m 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 £0.72m.

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.

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 2025

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

	2025		
	Turnover	Operating costs	Operating surplus/
	£'000	£'000	(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
	<u>39,902</u>	<u>(32,043)</u>	<u>7,859</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	3,186	(3,886)	(700)
Total	<u><u>51,573</u></u>	<u><u>(43,766)</u></u>	<u><u>7,807</u></u>
Surplus on disposal of property, plant and equipment (note 4)			2,341
Operating Surplus			<u><u>10,148</u></u>

*Other includes PFI income and agency charges

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

	2024		
	Turnover	Operating costs	Operating surplus/ (deficit)
	£'000	£'000	£'000
Social Housing Lettings	35,608	(29,608)	6,000
Other Social Housing Activities			
1st Tranche Property Sales	656	(505)	151
Charges for Support Services	1,696	(1,789)	(93)
Other*	1,438	(1,046)	392
	<u>39,398</u>	<u>(32,948)</u>	<u>6,450</u>
Activities other than social housing activities			
Market Rent	1,711	(2,124)	(413)
Nursing Homes	3,390	(3,502)	(112)
Employment Services	3,070	(2,942)	128
Other	3,815	(5,156)	(1,341)
Total	<u><u>51,384</u></u>	<u><u>(46,672)</u></u>	<u><u>4,712</u></u>
Surplus on disposal of property, plant and equipment (note 4)			3,203
Operating Surplus			<u><u>7,915</u></u>

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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

	General Needs Housing £'000	Shared Ownership £'000	Temporary Housing £'000	Direct Managed Supported Housing & Housing for Older People £'000	Residential Care Homes £'000	2025 Total £'000	2024 Total £'000
Income							
Rents receivable	21,165	513	431	5,177	811	28,097	26,492
Service charge income	814	378	321	4,093	-	5,606	6,058
Amortised government grant	1,175	15	18	416	13	1,637	1,596
Other grants	-	-	-	-	413	413	413
Other	586	6	-	435	20	1,047	1,049
Turnover from social housing lettings	23,740	912	770	10,121	1,257	36,800	35,608
Expenditure							
Service charge costs	692	191	136	2,662	102	3,783	3,228
Management	5,337	321	194	2,096	280	8,228	8,411
Routine maintenance	6,416	226	97	1,484	124	8,347	7,716
Planned maintenance	845	1	36	257	10	1,149	1,117
Other LiveWell Costs	-	19	15	191	734	959	1,555
Bad debts	31	-	12	65	-	108	107
Property lease charges	-	-	(5)	(6)	-	(11)	67
Depreciation of housing properties	4,614	14	53	1,267	56	6,004	6,402
Other costs	(42)	6	21	257	5	247	1,005
Operating costs	17,893	778	559	8,273	1,311	28,814	29,608
Operating surplus/(deficit) social housing lettings	5,847	134	211	1,848	(54)	7,986	6,000
Void losses	167	9	105	327	78	686	724

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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

	2025		
	Turnover	Operating costs	Operating surplus/(deficit)
	£'000	£'000	£'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 includes PFI income and agency charges

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

	2024		
	Turnover	Operating costs	Operating surplus/(deficit)
	£'000	£'000	£'000
Social housing lettings	34,837	(29,348)	5,489
Other social housing activities			
1st tranche property sales	656	(505)	151
Charges for support services	1,696	(1,789)	(93)
Other*	1,519	(1,045)	474
	38,708	(32,687)	6,021
Activities other than social housing activities			
Market Rent	1,711	(2,161)	
Nursing Homes	3,390	(3,394)	
Employment Services	3,070	(2,282)	
Other	3,185	(3,409)	
Total	<u>50,064</u>	<u>(45,816)</u>	4,248
Surplus on disposal of property, plant and equipment (note 4)			<u>3,537</u>
Operating Surplus			<u>7,785</u>

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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

	General Needs Housing £'000	Shared Ownership £'000	Temporary Housing £'000	Direct Managed Supported Housing & Housing for Older People £'000	Residential Care Homes £'000	2025 Total £'000	2024 Total £'000
Income							
Rents receivable	19,805	513	431	5,177	811	26,737	25,227
Service charge income	766	378	321	4,093	-	5,558	6,013
Amortised government grant	1,140	15	18	416	13	1,602	1,574
Other grants	-	-	-	-	413	413	413
Other	1,206	6	-	435	20	1,667	1,610
Turnover from Social Housing Lettings	22,917	912	770	10,121	1,257	35,977	34,837
Expenditure							
Service charge costs	692	191	136	2,662	102	3,783	3,228
Management	5,343	321	194	2,096	280	8,234	8,402
Routine maintenance	6,416	226	97	1,484	124	8,347	7,716
Planned maintenance	845	1	36	257	10	1,149	1,117
Other LiveWell Costs	-	19	15	191	734	959	1,555
Bad debts	31	-	12	65	-	108	107
Property lease charges	-	-	(5)	(6)	-	(11)	67
Depreciation of housing properties	4,359	14	53	1,267	56	5,749	6,153
Other costs	(43)	6	21	257	5	246	1,003
Operating costs	17,643	778	559	8,273	1,311	28,564	29,348
Operating surplus/(deficit) social housing lettings	5,274	134	211	1,848	(54)	7,413	5,489
Void losses	148	9	105	327	78	667	717

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

4. Surplus on Disposal of Housing properties

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Receipts from asset management sales	4,290	5,593	4,290	5,558
Costs of asset management sales	(2,221)	(2,652)	(2,232)	(2,283)
RTA Income from Sales	125	-	125	-
RTA Cost of Sales	(67)	-	(67)	-
Receipts from subsequent tranche shared ownership sales and resales	1,221	694	1,221	694
Costs of subsequent tranche shared ownership sales and resales	(1,007)	(432)	(1,007)	(432)
Surplus on Disposal	<u>2,341</u>	<u>3,203</u>	<u>2,330</u>	<u>3,537</u>

5. Interest and Finance Costs

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Bank loans and overdrafts	6,526	6,750	6,526	6,750
Interest on RCGF balance	341	279	341	279
Borrowing costs capitalised	(7)	(109)	(7)	(109)
	<u>6,860</u>	<u>6,920</u>	<u>6,860</u>	<u>6,920</u>
Finance lease charges	686	691	-	-
Transaction fee amortisation	90	(32)	90	(32)
Net interest on defined benefit liability (see note 20)	208	200	208	200
	<u>7,844</u>	<u>7,779</u>	<u>7,158</u>	<u>7,088</u>

Borrowing costs attributable to the development of new properties have been capitalised on a quarterly basis using a capitalisation rate of 5.0 per cent (2024: 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 2025

6. Finance income

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Bank interest receivable	272	321	143	165
Income from investment with asset manager	41	37	37	37
	<u>313</u>	<u>358</u>	<u>180</u>	<u>202</u>

7. Surplus on ordinary activities before taxation

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

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Depreciation of property, plant and equipment:				
- Housing properties depreciation	6,113	6,029	5,877	5,804
- Accelerated depreciation charged on replacement of components	319	827	300	803
- Other fixed assets - tangible	583	593	582	592
- Other fixed assets - intangible	505	459	487	459
Amortisation of capital grants	(1,714)	(1,992)	(1,714)	(1,957)
Loss on disposal of fixed assets	(15)	(40)	(15)	(40)
Audit Fees:				
- Statutory Audit	90	55	90	51
- Audit Related Assurance Services	7	-	7	-
- Taxation Compliance Services	6	7	6	7
Operating lease rentals	1,531	1,389	1,526	1,389
Revenue fire works - waking watch		96	-	96

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

8. Staff costs

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Wages and salaries	14,295	14,742	13,875	14,242
Social security costs	1,258	1,292	1,223	1,252
Other pension costs (see note 20)	595	631	582	617
	16,148	16,665	15,680	16,111

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

	Group		Association	
	2025	2024	2025	2024
	number	number	number	number
Salary Band £				
60,000 – 69,999	3	3	3	3
70,000 – 79,999	2	2	2	2
80,000 – 89,999	-	1	-	1
90,000 – 99,999	1	1	1	1
100,000 – 109,999	2	2	2	2
110,000 – 119,999	-	-	-	-
120,000 – 129,999	-	-	-	-
130,000 – 139,999	1	-	1	-
140,000 – 149,999	-	-	-	-
150,000 - 159,000	1	-	1	-
160,000-169,000	-	1	-	1

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

The average full-time equivalent number of employees was:

Group		Association	
2025	2024	2025	2024
number	number	number	number
422	446	409	431

Full-time equivalents based on 37 hours per week

Group		Association	
2025	2024	2025	2024
number	number	number	number
470	540	457	520

9. Directors’ remuneration and transactions

Group and Association

Key management personnel remuneration

	2025	2024
Directors who are executive staff members	£’000	£’000
Wages and salaries	569	489
Social security costs	66	59
Other pension costs	26	20
Board members		
Wages and salaries	46	52
Social security costs	-	-
Other pension costs	-	-
	707	620

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

Board members remuneration

	2025	2024
	£	£
South Yorkshire Housing Association Limited:		
SYHA Main Board		
M Harrison* (Chair of SYHA & SYHA (2nd) & Charter)	11,672	5,454
K Dickinson* (Vice Chair SYHA& SYHA (2nd) & Charter)	4,948	1,944
U Bola (Chair of Audit & Assurance)	4,948	4,948
S Dyett (Chair of Alliance, SYHA Main Board Member & SYHA (2nd) & Charter)	3,204	4,492
M Gjessing (SYHA Main Board)	2,829	1,232
P Hankinson (SYHA Main Board)	2,829	2,829
W Pritchard (Chair of SYHA Enterprises)	2,829	1,944
D Smith (SYHA Main Board)	2,829	1,232
N Doherty (SYHA Main Board & Audit & Assurance Committee)	2,829	1,232
A Matson (Independent Audit & Assurance Committee Member)	531	1,061

**2025 remuneration is first full year in office as Chair and Vice Chair*

SYHA Enterprises Limited: Paid By SYHAE

S Knowles	1,061	1,061
W Pritchard	2,119	1,061

		2025	2024
		£	£
Stepped Down in in 2024-25			
T Proudfoot (SYHA Main Board, Alliance & SYHA (2nd) & Charter)	30/09/2024	1,415	2,859
J Jeffries (SYHA Main Board, Alliance & SYHA (2nd & Charter)	30/09/2024	1,415	7,821
C Stockill (SYHA Main Board & Audit Committee)	13/06/2024	707	2,829

SOUTH YORKSHIRE HOUSING ASSOCIATION AND ITS SUBSIDIARIES

Notes to the Financial Statements

For the year ended 31 March 2025

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.

Remuneration of the highest paid director, excluding pension contributions:

	2025	2024
	£'000	£'000
Emoluments	160	160

The Chief Executive of SYHA, Larry Gold is an ordinary member of the Social Housing Pension Scheme provided by SYHA. Employer Contributions for 2024-2025 amounted to £6,240.

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 2025

10. Tax on surplus on ordinary activities

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Current Tax	(6)	32	-	32
Deferred tax	-	205	-	205
	<u>(6)</u>	<u>237</u>	<u>-</u>	<u>237</u>

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

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Surplus on ordinary activities before tax	<u>2,494</u>	<u>(834)</u>	<u>2,004</u>	<u>(429)</u>
Tax on (loss)/surplus on ordinary activities at standard UK rate of 25% (PY:25%)	624	(209)	501	(107)
Effects of:				
- Fixed asset timing differences	-	66	-	66
- Income/expenses not taxable	(624)	240	(501)	142
- Group relief surrendered/(claimed)	-	-	-	-
- Losses utilised	(6)	-	-	(4)
- Deferred tax not recognised	-	140	-	140
Group total tax charge for the year	<u>(6)</u>	<u>237</u>	<u>-</u>	<u>237</u>

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 2025

11. Intangible fixed assets

Group

	Goodwill £'000	Software £'000	Total £'000
Cost			
At 1 April 2024	866	5,119	5,985
Additions	-	186	186
	866	5,305	6,171
As at 31 March 2025			
Amortisation			
At 1 April 2024	848	2,295	3,143
Charge for the year	18	487	505
	866	2,782	3,648
As at 31 March 2025			
Net book value			
As at 31 March 2025	-	2,523	2,523
As at 1 April 2024	18	2,824	2,841

Association

	Software £'000	Total £'000
Cost		
At 1 April 2024	5,113	5,113
Additions	187	187
Transfers	-	-
As at 31 March 2025	5,300	5,300
Amortisation		
At 1 April 2024	2,289	2,289
Charge for the year	487	487
Transfers	-	-
As at 31 March 2025	2,776	2,776
Net book value		
As at 31 March 2025	2,524	2,524
As at 1 April 2024	2,824	2,824

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

12. Tangible fixed assets - housing properties

Group

	Housing Properties for Letting			Shared Ownership		Partnership	Temporary Social Housing	
	Completed Schemes	Schemes in the Course of Construction	Completed Schemes	Schemes in the Course of Construction	Completed Schemes	Completed Schemes		Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COST								
At 1 April 2024	361,586	541	16,051	-	4,461	1,477		384,116
Additions - assets	559	569	-	-	-	-		1,129
Additions - components	3,571	-	-	-	59	42		3,672
Schemes completed	188	(200)	12	-	-	-		-
Property Disposals	(2,412)	-	(418)	-	-	-		(2,830)
Components replaced	(3,716)	-	-	-	(57)	-		(3,773)
At 31 March 2025	359,777	910	15,645	-	4,463	1,519		382,314
DEPRECIATION -								
At 1 April 2024	74,780	-	2,505	-	446	905		78,636
Charge for the year	5,748	-	189	-	124	52		6,113
Property Disposals	(562)	-	(42)	-	-	-		(604)
Components replaced	(3,412)	-	(16)	-	(27)	-		(3,455)
At 31 March 2025	76,554	-	2,636	-	543	957		80,690
Net book value								
At 31 March 2025	283,223	910	13,009	-	3,920	562		301,624
At 31 March 2024	286,806	541	13,546	-	4,015	572		305,480

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

12. Tangible fixed assets - housing properties

Association

	Housing Properties for Letting			Shared Ownership	Partnership	Temporary Social Housing	
	Schemes in the	Completed	Schemes in the	Completed	Schemes	Completed	Total
	Course of	Schemes	Course of	Schemes	Schemes	Schemes	
	Construction		Construction				
	Completed Schemes	Completed Schemes	Completed Schemes	Completed Schemes	Completed Schemes	Completed Schemes	Completed Schemes
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COST							
At 1 April 2024	346,372	541	16,051	-	4,461	1,477	368,902
Additions - assets	560	569	-	-	-	-	1,129
Additions - components	3,400	-	-	-	59	42	3,501
Schemes completed	188	(200)	12	-	-	-	-
Property Disposals	(2,412)	-	(418)	-	-	-	(2,830)
Components replaced	(3,662)	-	-	-	(57)	-	(3,719)
At 31 March 2025	344,446	910	15,645	-	4,463	1,519	366,983
DEPRECIATION -							
At 1 April 2024	72,906	-	2,505	-	447	905	76,763
Charge for the year	5,512	-	189	-	124	52	5,877
Property Disposals	(562)	-	(42)	-	-	-	(604)
Components replaced	(3,377)	-	(16)	-	(27)	-	(3,420)
At 31 March 2025	74,479	-	2,636	-	544	957	78,616
Net book value							
At 31 March 2025	269,967	910	13,009	-	3,919	562	288,367
At 31 March 2024	273,466	541	13,546	-	4,014	572	292,139

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

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

	2025	2024
	£'000	£'000
Disposal Of Properties		
Proceeds from disposal of properties	5,651	6,268
Cost of Property Disposal	(3,326)	(2,724)
Surplus on disposals of properties	2,325	3,544

Association

	2025	2024
	£'000	£'000
Disposal Of Properties		
Proceeds from disposal of properties	5,651	6,268
Cost of Property Disposal	(3,326)	(2,724)
Surplus on disposals of properties	2,325	3,544

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 £15,802k and NBV of £13,728k 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.

Association

Capital additions – housing properties for letting

The movement in Association housing property for lettings includes £3,501k relating to expenditure on capitalised major repairs / component replacement.

The breakdown of capitalised major repair spend is as follows:

	2025	2024
	£'000	£'000
Stock improvement plan (capitalised components)	3,130	2,952
Energy efficiency	131	-
Asset management/void costs	182	229
Fire Regulation work	37	604
Other repairs and related items	21	-
Total expenditure on capitalised major repairs/ component replacement	3,501	3,789

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

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 2024	9,128	1,815	2,778	13,721
Additions	5	84	43	132
At 31 March 2025	9,133	1,899	2,821	13,853
Depreciation				
At 1 April 2024	434	1,304	2,213	3,951
Charge for the year	198	202	183	583
At 31 March 2025	631	1,505	2,397	4,533
Net book value				
At 31 March 2025	8,501	394	424	9,320
31st March 2024	8,694	511	565	9,770
Leased assets included above:				
Net book value				
At 31 March 2025	8,501	-	-	8,501
31st March 2024	8,694	-	-	8,694

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

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 2024	9,128	1,798	2,777	13,703
Additions	5	84	43	133
At 31 March 2025	9,133	1,883	2,821	13,836
Depreciation				
At 1 April 2024	434	1,290	2,212	3,936
Charge for the year	198	201	183	582
At 31 March 2025	632	1,492	2,395	4,518
Net book value				
At 31 March 2025	8,501	390	425	9,318
31st March 2024	8,694	508	565	9,767
Leased assets included above:				
At 31 March 2025	8,501	-	-	8,501
31st March 2024	8,694	-	-	8,694

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

14. Fixed asset investments

Group

	2025						
	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 2024	650	526	20	925	1,360	160	3,630
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
Share of profit/loss in joint venture	-	-	-	159	-	-	159
Revaluation in the year	(18)	-	-	-	-	40	22
At 31 March 2025	632	526	20	1,084	1,360	200	3,822

Association

	2025			
	Debt Service Reserve	Buy-to- Let Properties	Investment in MorH homes	Total
	£'000	£'000	£'000	£'000
Cost				
At 1 April 2024	650	160	526	1,336
Additions	-	-	-	-
Disposals	-	-	-	-
Revaluation in year	(18)	40	-	22
At 31 March 2025	632	200	526	1,358

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.

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

For the year ended 31 March 2025

c) SYHA Enterprises Ltd invests in Viewpoint, a social enterprise specialising in collecting customer feedback over the telephone.

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 are valued at the year end. The valuation is provided by Crucible Homes who have data and recent experience in the location and class of the investment property being valued.

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	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Completed properties for sale				
- First tranche shared ownership	389	700	389	700
- Property held for outright sale	-	-	-	-
Raw materials and consumables	110	95	110	95
	499	795	499	795

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

16. Debtors

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Amounts falling due within one year:				
Rent arrears	2,097	2,344	2,068	2,313
Provision for bad debts	(1,066)	(1,471)	(1,052)	(1,456)
Amounts owed by group undertakings	-	-	216	186
Corporation Tax	6	-	-	-
Other debtors	1,654	890	1,621	877
Prepayments and accrued income	1,530	1,595	1,462	1,534
	4,221	3,358	4,315	3,454

17. Cash and cash equivalents

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Cash at bank and in hand	3,434	4,567	2,364	3,439

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

18. Creditors – amounts falling due within one year

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Bank loans and overdrafts (see note 19)	4,195	4,273	4,195	4,273
Finance lease obligation* (see note 19)	595	590	-	-
Rents received in advance	2,321	1,058	2,278	1,030
Trade creditors	1,902	732	1,911	731
Amounts owed to group undertakings	-	-	554	474
Corporation tax	-	237	-	237
Other taxation and social security	285	292	277	285
Other creditors	9,867	7,472	9,791	7,410
Accruals and deferred income	4,448	5,646	4,434	5,620
	23,613	20,300	23,440	20,060

included in other creditors is £7.41m 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 2025

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

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Other Creditors				
Loans (net of capitalised transaction fees)	117,652	123,757	117,652	123,757
Finance lease obligations*	11,248	11,157	-	-
Government grants	128,510	132,215	125,441	129,111
Sinking Funds	1,813	1,857	1,813	1,857
Benefactor grant	73	77	73	77
	259,296	269,063	244,979	254,802

*Net finance lease liability > 1 year

The loans are secured on freehold housing properties. Interest is payable at a weighted average rate of 5.0 per cent (2024: 5.1 per cent)

The total accumulated amount of capital grant received or receivable at the balance sheet date is £154,674,576 (Association).

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
19a. Deferred income – Government grants				
At 1 April 2024	132,215	135,094	129,111	131,955
Grants receivable	-	310	-	310
RCGF Grants	882	751	882	751
Disposals	(1,830)	(2,404)	(1,830)	(2,404)
Amortisation to Statement of Comprehensive Income*	(1,714)	(1,992)	(1,714)	(1,957)
Disposal of amortisation	353	456	353	456
At 31 March 2025	129,906	132,215	126,802	129,111
Amortised within one year	1,396	1,536	1,361	1,501
Amortised after one year	128,510	130,679	125,441	127,610

*differs to I&E (Note 3d) by Disposals £353k, less Other Social Housing Activities £89k, less Non-Social Housing £30k and £35k adjustment from previous year.

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 11.2m, Total 11.8m

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
19b. Recycled Capital Grant Fund				
At 1 April 2024	6,130	5,144	6,130	5,144
Prior Year Correction	70	-	70	-
Inputs to RCGF	1,757	1,459	1,757	1,459
Use of funds	(882)	(751)	(882)	(751)
Interest accrued	339	278	339	278
At 31 March 2025	7,414	6,130	7,414	6,130

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

19c. Borrowings are repayable as follows:

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Bank loans				
Between one and two years	4,262	4,195	4,262	4,195
Between two and five years	45,680	61,296	45,680	61,296
After five years	68,196	58,842	68,196	58,842
	118,138	124,333	118,138	124,333
On demand or within one year	4,195	4,273	4,195	4,273
Less capitalised transaction costs	(486)	(576)	(486)	(576)
	121,847	128,030	121,847	128,030
Finance leases				
On demand or within one year	595	590	-	-
Between two and five years	2,537	2,513	-	-
After five years	28,222	29,326	-	-
Total gross payments	31,355	32,429	-	-
Financing costs	(19,511)	(20,682)	-	-
Net lease liability*	11,844	11,747	-	-
Total borrowings including finance leases				
Between one and two years	4,858	4,785	4,262	4,195
Between two and five years	48,217	63,809	45,680	61,296
After five years	76,907	67,486	68,196	58,842
	129,982	136,080	118,138	124,333
On demand or within one year	4,791	4,863	4,195	4,273
Less capitalised transaction costs	(486)	(576)	(486)	(576)
	134,287	140,367	121,847	128,030

*Total lease liability 11.8m

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

For the year ended 31 March 2025

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

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

	2025	2024
	£000	£000
SHPS	3,466	5,256
LGPS	721	(322)
LGPS – effect of asset ceiling	(721)	-
	3,466	4,934

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

	2025	2024
	£000	£000
SHPS	224	92
LGPS	(16)	7
NHS	-	24
	208	123

Social Housing Pension Scheme (SHPS)

South Yorkshire Housing Association participates in SHPS and the SHPS Growth Fund, both multi-employer schemes which provide benefits to some 500 non-associated employers. These schemes are defined benefit schemes in the UK. With the SHPS Growth Plan Fund it is not possible for the Company to obtain sufficient information to account for it as a defined benefit scheme. Therefore, it accounts for it as a defined contribution scheme.

The schemes are 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.

These schemes are classified as '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 2025

Main SHPS Scheme

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2020. This valuation revealed a deficit of £1.560m. 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 2025 (£000s)	31 March 2024 (£000s)
Fair value of plan assets	21,986	22,504
Present value of defined benefit obligation	25,452	27,760
Deficit in plan	(3,466)	(5,256)
Unrecognised surplus		-
Defined benefit asset (liability) to be recognised	(3,466)	(5,256)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Defined benefit obligation at start of period	27,760	29,072
Current service cost	-	-
Expenses	34	32
Interest expense	1,339	1,345
Contributions by plan participants	-	-
Actuarial losses (gains) due to scheme experience	1,064	(202)
Actuarial losses (gains) due to changes in demographic assumptions	-	(293)
Actuarial losses (gains) due to changes in financial assumptions	(3,753)	79
Deficit contributions from 1 April 2022	-	(1,313)
Benefits paid and expenses	(992)	(960)
Defined benefit obligation at end of period	25,452	27,760

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

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

	Period ended 31 March 2025 (£000s)	Period ended 31 March 2024 (£000s)
Fair value of plan assets at start of period	22,504	23,217
Interest income	1,115	1,138
Experience on plan assets (excluding amounts included in interest income) - gain	(2,066)	(2,236)
Contributions by the employer	1,425	1,345
Contributions by plan participants	-	-
Benefits paid and expenses	(992)	(960)
Fair value of plan assets at end of period	21,986	22,504

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2024 to 31 March 2025 was (£951,000).

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

	Period from 31 March 2024 to 31 March 2025 (£000s)	Period from 31 March 2023 to 31 March 2024 (£000s)
Current service cost	-	-
Expenses	34	32
Net interest expense	224	207
Defined benefit costs recognised in statement of comprehensive income (SoCI)	258	239

In addition to amounts recognised in the SOCI (as disclosed above), SYHA paid contributions of £1,391,495.68 to SHPS in relation to past service deficits.

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

For the year ended 31 March 2025

	31 March 2025	31 March 2024
	% per annum	% per annum
Discount Rate	5.87%	4.91%
Inflation (RPI)	3.08%	3.12%
Inflation (CPI)	2.80%	2.79%
Salary Growth	3.80%	3.79%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

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

	Life expectancy at age 65
	(Years)
Male retiring in 2024	20.5
Female retiring in 2024	23.0
Male retiring in 2042	21.7
Female retiring in 2042	24.5

SHPS Growth Plan Scheme

A full actuarial valuation for the scheme was carried out at 30 September 2023. This valuation showed assets of £514.9m, liabilities of £531.0m and a deficit of £16.1m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

Deficit contributions

From 1 April 2025 to 31 March 2028:	£2,100,000 per annum	(payable monthly)
-------------------------------------	----------------------	-------------------

Unless a concession has been agreed with the Trustee the term to 31 March 2028 applies.

Note that the scheme's previous valuation was carried out with an effective date of 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. To eliminate this funding shortfall, the Trustee asked the participating employers to pay additional contributions to the scheme as follows:

Deficit contributions

From 1 April 2022 to 31 January 2025:	£3,312,000 per annum	(payable monthly)
---------------------------------------	----------------------	-------------------

The recovery plan contributions are allocated to each participating employer in line with their estimated share of the Series 1 and Series 2 scheme liabilities.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

	31 March 2025 (£s)	31 March 2024 (£s)	31 March 2023 (£s)
Present value of provision	1,703	673	1,441
PRESENT VALUES OF PROVISION			

RECONCILIATION OF OPENING AND CLOSING PROVISIONS

	Period Ending 31 March 2025 (£s)	Period Ending 31 March 2024 (£s)
Provision at start of period	673	1,441
Unwinding of the discount factor (interest expense)	18	55
Deficit contribution paid	(686)	(823)
Remeasurements - impact of any change in assumptions	11	0
Remeasurements - amendments to the contribution schedule	1,687	-
Provision at end of period	1,703	673

INCOME AND EXPENDITURE IMPACT

	Period Ending 31 March 2025 (£s)	Period Ending 31 March 2024 (£s)
Interest expense	18	55
Remeasurements – impact of any change in assumptions	11	0
Remeasurements – amendments to the contribution schedule	1,687	-
Contributions paid in respect of future service*	*	*
Costs recognised in income and expenditure account	*	*

*includes defined contribution schemes and future service contributions (i.e. excluding any deficit reduction payments) to defined benefit schemes which are treated as defined contribution schemes. To be completed by the company.

ASSUMPTIONS

	31 March 2025 % per annum	31 March 2024 % per annum	31 March 2023 % per annum
Rate of discount	4.84	5.31	5.52

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

Where the scheme is in deficit and where the company has agreed to a deficit funding arrangement the company recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit.

The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost. Note: these numbers are pounds (£s) only.

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

For the year ended 31 March 2025

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 £721,000 (2024: £322,000) 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 £46,000 (2024: £53,000).

The major assumptions used in this valuation were:

	2025	2024
	%	%
Rate of increase in salaries	3.4	3.4
Rate of increase in pensions in payment	2.8	2.8
Discount rate	5.8	4.8

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.

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:

	2025	2024
	%	%
	of scheme	of scheme
	assets	assets
Bonds	21	21
Equities	68	69
Property	10	9
Cash/liquidity	1	1
Present value of scheme liabilities	(3,005)	(2,971)
	<hr/>	<hr/>
Surplus in the scheme - pension liability	721	322
	<hr/> <hr/>	<hr/> <hr/>

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**
For the year ended 31 March 2025**Movement in surplus during the year**

	2025	2024
	£'000	£'000
Deficit in scheme at beginning of year	322	137
Current service cost	(46)	(53)
Administration cost	-	-
Contributions paid	67	73
Other finance income/costs	16	7
Remeasurements (liabilities/assets)	362	158
Effect of asset ceiling	(721)	-
	<hr/>	<hr/>
Surplus in the scheme at end of year	-	322
	<hr/> <hr/>	<hr/> <hr/>

Asset and Liabilities

	2025	2024
	£'000	£'000
Scheme assets	3,336	3,327
Obligations	(2,615)	(3,005)
	<hr/>	<hr/>
Scheme net assets	721	322
	<hr/> <hr/>	<hr/> <hr/>

Sensitivity analysis

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

Change in assumption at 31 March 2025:	Approximate % increase to Defined Benefit Obligation	Approximate monetary amount (£000)
0.1% decrease in Real Discount Rate	2%	41
1 year increase in member life expectancy	4%	105
0.1% increase in the Salary Increase Rate	0%	4
0.1% increase in the Pension Increase Rate (CPI)	1%	38

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

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 2025 % p.a.	31 Mar 2024 % p.a.
Pension Increase Rate (CPI)	2.80%	2.80%
Salary Increase Rate	3.40%	3.40%
Discount Rate	5.80%	4.80%

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

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	20.5 years	*23.6 Years
Future Pensioners*	21.3 years	25.0 Years

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

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**
For the year ended 31 March 2025

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 2022 model, with a 25% weighting of 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.	CMI 2022 model, with a 25% weighting of 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.

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 50% 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

	2025	2024
	£'000	£'000
Past service cost (gain)	-	-
Current service cost	46	53
	<hr/>	<hr/>
	46	53
	<hr/>	<hr/>

Analysis of amounts included in other finance income/(costs)

Expected return on pension scheme assets	158	147
Interest on pension scheme liabilities	(142)	(140)
	<hr/>	<hr/>
	16	7
	<hr/>	<hr/>

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 2025***Analysis of amount recognised in Other comprehensive income***

	2025	2024
	£'000	£'000
Actual return less expected return on scheme assets	(73)	93
Experience surpluses arising on scheme liabilities	24	(79)
Changes in assumptions underlying the present value of scheme liabilities	411	144
Effect of asset ceiling*	(362)	-
	<hr/>	<hr/>
Actuarial surplus/(deficit) recognised in Other comprehensive income	-	158
	<hr/>	<hr/>

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

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

21. Financial instruments

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

	Group		Association	
	2025	2024	2025	2024
	£'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)	5,231	3,358	5,331	3,454
Amounts due from related undertakings (see Note 16)	-	-	-	-
	5,231	3,358	5,331	3,454
Financial liabilities				
Measured at amortised cost				
Loans payable (see Notes 18 & 19)	121,847	128,030	121,847	128,030
Obligations under finance leases (see Notes 18 & 19)	11,843	11,747	-	-
Measured at discounted amount payable				
Trade and other creditors (see Note 18 & 19)	148,730	147,651	145,530	144,424
Amounts owed to related undertakings (see Note 18)	-	-	554	474
	282,420	287,428	267,931	272,928

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025**22. Share capital**

	2025	2024
	£	£
At beginning of year	63	58
Issued during the year	-	8
Cancelled during the year	(48)	-
At end of year	15	63

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	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Contracted for but not provided for	640	856	-	856
Approved by the directors but not contracted for	10,194	-	10,194	-
	10,834	856	10,194	856

£6.8 million (2024: £0.9 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 £15.8 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	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Payments due:				
- within one year	1,480	1,441	1,480	1,441
- between two and five years	6,129	5,904	6,129	5,904
- over five years	19,410	20,706	19,410	20,706
	27,019	28,051	27,019	28,051

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**
For the year ended 31 March 2025

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%.

24. Housing stock**Group**

Owned and managed (units)	As at 1 April 2024	Pre Year adjust- ment	Additions in the year	Disposals in the year	Movement between categories/ merged/ demolished	As at 31 March 2025
General needs housing association at social rent	3,354	-	-	(17)	28	3,365
Housing accommodation at affordable rent	396	-	3	(1)	1	399
Housing accommodation at intermediate Rent	19	-	-	-	(10)	9
Supported housing accommodation at social rent	944	(1)	1	(12)	26	958
Supported housing accommodation at affordable rent	24	-	-	-	19	43
Homeless services	76	-	-	(17)	(59)	-
Shared ownership accommodation	282	3	-	(10)	(2)	273
Agency managed	300	1	-	(2)	(17)	282
Market and submarket	225	-	-	-	1	226
	5,620	3	4	(59)	(13)	5,555

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 2025**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	50	554 Creditors
	Charges to Alliance	862	215 Debtors
Non-regulated subsidiary			
SYHA Enterprises Ltd	Charges from SYHA Enterprises	229	29 Creditors
	Charges to SYHA Enterprises	36	Debtors nil
	Investment in SYHA Enterprises	2,380	
Other related parties			
Board members (1)	Property rental from SYHA	5	Nil

26. Controlling party

The parent and the ultimate controlling party of the group is South Yorkshire Housing Association Limited.

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025**27. Association Free Cash Flow**

	Note	2025 £'000	2024 £'000
Cash generated by operations		14,418	10,414
Interest paid	5	(6,526)	(6,750)
Interest received	6	180	202
Adjustment for reinvestment in existing properties			
Component replacement/additions	12	(3,312)	(3,789)
Purchase of other replacement fixed assets	11 & 13	(189)	(656)
Free cash generated/(consumed) before loan repayments		4,252	(579)
Loans drawn		-	5,000
Loans repaid	19	(6,273)	(9,887)
Free cash consumed after loan repayments		(2,021)	(5,466)

SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED AND ITS SUBSIDIARIES**NOTES TO THE FINANCIAL STATEMENTS**
For the year ended 31 March 2025**28. Reconciliation of net cashflow to movement in net debt**

Group	2025 £'000	2024 £'000
Increase/(decrease) in cash	(1,133)	(1,446)
Increase in debt financing	6,087	4,758
	<hr/>	<hr/>
Movement in net debt in year	4,954	3,312
Net debt at 31 March 2024	(135,210)	(138,522)
	<hr/>	<hr/>
Net debt at 31 March 2025	(130,256)	(135,210)
	<hr/> <hr/>	<hr/> <hr/>

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 2025 the Association has invested £1,000,000 in the joint venture and made a loan of £1,360,000. 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 2025 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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