



# Annual Accounts

## 2024/25

# WESTFIELD HOUSING ASSOCIATION

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# WESTFIELD HOUSING ASSOCIATION

## The Board During the Year Ended 31<sup>st</sup> March 2025

**Board Members:** Mr. H. Barker – Chair  
Mrs. C Tibble – Vice Chair  
Mr. K Foley  
Ms. L Ford (resigned 4<sup>th</sup> April 2025)  
Mr. S. Kirkbride  
Mr. C. Sowiak(resigned 5<sup>th</sup> September 2024)

**Co-opted Members:** Tim Blacker  
Jasbir Sidhu  
Max Skinner

**Registered Office:** Minto Centre  
Nilsson Drive  
Westfield  
Workington  
Cumbria  
CA14 5BD

**Registered Numbers:** 13920R Community Benefit Society  
L0259 Regulator of Social Housing

# WESTFIELD HOUSING ASSOCIATION

## Officers and Advisers for the Year Ended 31<sup>st</sup> March 2025

**Chief Executive:** Ms. H. Evans (Left 3<sup>rd</sup> June 2025)  
Ms. D. Fox (from 3<sup>rd</sup> June 2025)

**Secretary:** Ms. D. Fox

**Auditors:** Crowe U.K. LLP  
3<sup>rd</sup> Floor  
St George's House  
56 Peter Street  
Manchester  
M2 3NQ

**Bankers:** National Westminster Bank plc.  
31 Pow Street  
Workington  
Cumbria  
CA14 3AE

**Solicitors** MSB Solicitors  
Old Bank House  
1A Deacon Road  
Widnes  
Cheshire  
WA8 6EA

Bendles Solicitors  
22 Portland Square  
Carlisle  
Cumbria  
CA1 1PE

Cartmell Shepherd Solicitors  
Viaduct House  
Victoria Viaduct  
Carlisle  
CA3 8EZ



# WESTFIELD HOUSING ASSOCIATION

## Strategic Report for the Year Ended 31<sup>st</sup> March 2025

The Board presents its annual report and the audited accounts for the year ended 31<sup>st</sup> March 2025.

### Business Model and Principal Activities

Westfield Housing Association is a community-based registered provider (RP) with 638 properties located in West Cumbria. The Association's principal activity is the provision of affordable homes to meet local housing needs. Most of the Association's homes are situated on the Westfield estate in Workington, Cumbria. In addition, there are a number of homes in other nearby local geographical communities. Current housing provision is a broad mix ranging from larger family homes to older persons accommodation and single person flats. Properties are of traditional build with no high-rise stock.

The Association provides locally based housing and community services delivered from the Minto Community Centre on the Westfield estate, which also includes Footsteps Nursery, an early-years learning setting for approximately 150 children under the age of 5 years. The Organisation is governed by a Board of volunteer members. The Board is supported in its role by the Audit and Risk, Development and People & Remuneration Committees. The Audit and Risk and People & Remuneration Committees are comprised of volunteer members with specialist skills, that considers and scrutinises risk, financial matters and internal and external audit. The Association is regulated by the Regulator for Social Housing (RSH), and Ofsted in respect of the nursery provision.

Westfield Housing Association has also encouraged and supported the formation of a customer/ tenant panel which provides a level of scrutiny, accountability and influence in respect of holding to account the Association around areas such as its key performance, tenant satisfaction levels and actions when carrying out its functions and duties.

### Corporate Objectives and Strategies

Westfield Housing Association's mission is 'to enable people to thrive through the provision of high quality, affordable homes and excellent customer centred housing and community services'. The Association's Business Plan 2025-2030 sets seven strategic objectives. These are:

- 1 Deliver excellent, relevant, value for money services that meet local needs.
- 2 Maintain and enhance the quality of our homes while advancing our commitment to net zero initiatives, ensuring sustainability and energy efficiency for future generations.
- 3 Support strong, cohesive and thriving communities.
- 4 Continue to develop strong and effective tenant and community engagement.
- 5 Increase financial strength;
- 6 Provide new homes that meet our community's needs; and
- 7 Create an environment that promotes honesty, accountability and excellence in order to retain, advance and reward staff.

The Association works to a Management/Delivery Plan, reviewed annually, that sets out the key tasks to achieve these objectives. Progress on the plan is monitored by the Board through quarterly progress reports and key performance indicators including customer feedback.

Achievements in the year included:

- **Expansion of the Development Programme**

We successfully advanced our development strategy with the completion and occupation of 11 new bungalows during 2023/24. An additional six bungalows were completed and handed over in June 2024, marking the full completion of Phase 1. Phase 2 commenced in March 2025 with the development of seven more bungalows on association-owned land, due for completion by December 2025.

- **Acquisition of New Homes**

Four new homes in High Harrington were acquired through a Section 106 agreement, with the transaction completed during 2024/25, enhancing our housing stock in key areas.

- **Energy Efficiency and Decarbonisation**

We neared the conclusion of a two-year programme aimed at improving energy efficiency in some of our least efficient homes. As part of a Cumbria-wide consortium, we secured £440,000 in grant funding through the Social Housing Decarbonisation Fund (Wave 2.1), contributing to a wider £10 million county-wide initiative. In total, 71 properties benefited from energy efficiency upgrades—22 in 2023/24 and a further 49 in 2024/25.

- **Ofsted Success at Footsteps Nursery**

Footsteps Nursery achieved a positive outcome in its latest Ofsted inspection, receiving a 'Good' rating in October 2024—reflecting our continued commitment to providing high-quality childcare services.

- **Strengthening Tenant Engagement**

Our Customer Panel remained active throughout 2024/25, with tenant representatives continuing to influence Executive and Board-level decisions. The terms of reference for the Panel were reviewed in the year and there continues to be a focus on strengthening formal links with the Board.

### Internal controls and main risks and uncertainties

#### Internal Controls

The Board has overall responsibility for establishing and maintaining the system of internal controls and reviewing its effectiveness. The system of internal control is designed to manage, rather than eliminate the risk of failure to achieve business objectives and to provide reasonable assurance against material misstatement or loss. Responsibility for the day-to-day oversight, leadership and management of the internal controls is delegated to the Executive Management Team.

Controls are detailed in the Association's Risk Management Framework and Strategy and include a three line of defence model for managing risk. Internal audit is a key part of the controls system and is currently undertaken by the Association's internal auditors Beever and Struthers.

#### During 2024/2025 internal audits were undertaken of the following areas:

- Safeguarding (Westfield Housing Association and Footsteps Nursery)
- Procurement (advisory)
- Governance
- Development

Furthermore, a revised business model was introduced for our Footsteps Nursery, incorporating session-based provision. This followed a comprehensive review conducted by an external specialist. The changes were made to ensure the long-term sustainability of the nursery in response to Government funding reforms affecting early years provision.

Each year's internal audit programme is based on a needs assessment that considers the Association's Business Plan and strategic risks and identifies priority risk areas.

#### The proposed Internal Audit Plan for 2025/26 covers:

- Data Management – Stock Condition Data
- Health and Safety – Landlord Health Check (7 areas)
- One of either:
  - ICT - Cyber Security
  - Assets and Liabilities Register (Advisory)
  - Health and Safety - Landlord (Deep Dive, focus to be agreed)
  - Housing Management Health Check (ASB, Arrears, Complaints, Lettings, Voids)



**Other key elements of the internal control framework are:**

• **Identification and evaluation of key risks**

The Board has overall responsibility for the process of identifying, evaluating, and controlling significant risks. The Board is assisted in this role by the Audit and Risk Committee which reports to Board on the effectiveness of the Association's risk and internal control framework. The Executive Team regularly considers and updates significant risks facing the Association, and reports to the Audit and Risk Committee each quarter. The Executive Team is responsible for reporting to Board any significant changes relating to key risks, and reports are provided at least six-monthly to Board.

• **Overall control procedures**

The Board retains responsibility for a range of issues covering strategic, operational, financial and compliance matters, as set out in the internal Governance Policy and Financial Regulations Policy. These documents and other policies and procedures detail matters such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data and asset protection and fraud prevention and detection. The Governance Policy has been updated to reflect requirements in the National Housing Federation (NHF) Code of Governance, 2020 which the Board has adopted. In addition, the Board has adopted the principles and recommendations within the NHF Code of Conduct 2022.

- Board approved terms of reference and delegated authorities for committees.
- Board oversight of the Nursery provision and associated business plan.
- A robust strategic planning process including an annually reviewed 30-year business plan, is regularly reviewed and stress tested. The high degree of uncertainty in the operating environment requires that business plan priorities and financial forecasts are rigorously reviewed. Financial forecasts are stress tested regularly using a range of scenarios (including a multi scenario test). The latest testing demonstrates the financial viability of the plan over a 30-year period. Testing considers several potential impacts including higher inflation, higher borrowing costs, increased maintenance costs and lower annual rental income levels. Mitigations are detailed in the Plan.
- An independent internal audit function which reports regularly on control issues.
- Established and recently reviewed authorisation and appraisal processes for all significant new initiatives and development proposals.
- Information and financial reporting systems including:
  - Detailed annual budgets approved by Board.
  - Detailed management accounts reported quarterly to Board.
  - Quarterly forecasts for the remainder of the financial year
  - Reports on progress against key performance indicators aligned to key business objectives and risks.
  - Audit and Risk Committee minutes and reports to Board.

**Fraud**

A fraud register is maintained, and a fraud report is presented quarterly to the Audit and Risk Committee. There were no actual cases fraud reported or found during 24/25. All staff undergo training in relation to fraud prevention and identification.

**Risk Management and current risks**

The Association manages risk as per its Risk Management Framework and Strategy. The frameworks details:

- The overall approach to risk
- Roles and responsibilities

- The risk management process including identification and evaluation of risk, risk treatment, risk tolerance and risk reporting. The framework and strategy are reviewed annually.
- In line with the framework, strategic and operational risks are identified and evaluated.

The current headline 13 strategic risk areas identified are detailed below:

Risk Area	Description	Mitigations and Controls
Health and Safety	Risk of harm or injury to staff or customers due to WHA, nursery or contractor actions/omissions.	H&S policies (incl. Gas, Fire, Asbestos), quarterly KPI reports, internal audits, sector collaboration.
Data Quality and Cyber Security	Data breaches or poor data quality impacting compliance and decisions	GDPR compliance, penetration testing, performance management framework, benchmarking, stock condition surveys, reduced manual handling, internal audit.
Regulatory Compliance	Risk of non-compliance with legislative/regulatory standards.	Reviewed policies, annual self-assessments, KPI reporting, compliance tracking, sector group membership, Board reporting.
Political and Economic Change	Inability to adapt to changing external conditions.	PESTLE/SWOT analyses, stress-tested Business Plan, clear objectives, sector intelligence, regular Board reports.
Labour and Skills Access	Challenges recruiting/retaining skilled staff and contractors.	Competitive recruitment package, flexible culture, contractor frameworks, partnerships, training and development.
Organisation Size/Capacity	Limited internal capacity impacting service delivery and resilience.	Consultancy use, structured HR processes, staff development, external memberships, Board reporting.
Development Delivery	Risk of unviable schemes, cost inflation, supply chain issues, shortfalls impacting income and reputation.	Development strategy and financial controls, expert input, Board oversight, contractor due diligence, Homes England audits.
Maintenance & Energy Efficiency	Poor understanding or management of future maintenance needs leading to high costs or non-compliance.	Stock condition survey, aligned budgets, Asset Management Strategy, SHDF programme, IT/data utilisation, internal audit, Board oversight.
Business Continuity	Lack of preparedness for events such as cyber-attacks or pandemics causing service disruption.	Business Continuity Plan (BCP) in place & tested annually, third party IT support, staff training, IT systems review.
Customer Engagement	Insufficient tenant involvement and feedback mechanisms.	Customer Engagement Strategy, Customer Panel, TSM feedback, Board-customer communication, benchmarking, Board reporting.
Nursery Operations	Financial losses, recruitment & retention issues, Ofsted risks.	Separate Nursery BP and budget, regular monitoring, remodelling, IT review to enhance efficiencies.



Fraud Risk	Financial loss or disruption due to insufficient controls.	Financial controls (e.g., anti-fraud policies, invoice checks), staff training, audit oversight, fraud checklist, fraud register.
Governance	Weak Board scrutiny or oversight risking governance failure.	Adoption of NHF codes, Board appraisal/training, governance policies, internal audit, recruitment by skills matrix.

#### Commentary:

- The Association conducts regular reviews and reassessments of its identified strategic risks, evaluating existing controls and determining whether further mitigation is required. Each year, a formal and comprehensive risk review is undertaken, aligned with the Association's strategic objectives and shaped by the prevailing policy and operational landscape. This annual process is informed by the Sector Risk Profile published by the Regulator of Social Housing (RSH) each November.
- The key strategic risk areas identified for 2024/25 remain broadly consistent with those highlighted in 2023/24. Political and economic instability, along with health and safety concerns, continue to be assessed as the most significant risks facing the Association. Unpredictable external conditions, combined with the scale and nature of the Association's planned activities—particularly in the areas of development delivery and increased investment in existing stock (including decarbonisation)—have contributed to a heightened risk exposure. Key contributing factors include cost inflation, rising interest rates, and ongoing supply chain disruptions.
- Within the nursery setting, rising operational costs—particularly staffing costs influenced by labour market constraints—have continued to outpace income growth, however it has contributed a small profit in the year. The Association has continued the implementation of the revised business model, designed to align with evolving Government policy and funding changes affecting Early Years provision, helping to mitigate future financial risk.
- Cost-of-living pressures also continue to impact tenants, increasing the risk of rent arrears and potential tenancy breakdowns. Although rent arrears have remained stable during 2024/25, the Association has established a tenant support fund and appointed a dedicated team member to provide guidance and signposting to relevant services and financial assistance. Annual tenancy visits are conducted to proactively identify and respond to emerging support needs, helping tenants sustain their tenancies.
- Non-compliance is recognised as a distinct risk category, although it often materialises as a consequence of other risk factors. A key area of focus remains disrepair and the quality and timeliness of services. As of March 2025, no concerns have been raised regarding core areas of statutory compliance. Compliance monitoring now includes cases of damp, mould, and condensation (DMC), which have been prioritised by both the Property Services and Housing Management teams and integrated into the annual tenancy visit programme. The Association is committed to a “make every contact count” approach, ensuring all interactions with tenants serve as opportunities to gather insights into household circumstances, property conditions, and potential vulnerabilities. This approach extends to contractors and partner agencies, who are expected to report any observed risks or concerns during their work in tenants' homes.
- Maintaining vigilance and a robust risk assessment framework remains a key priority for the Association. The Board regularly reviews the organisation's risk appetite, including that related to specific activities such as development.

The Board is confident that the current risk management and internal control systems provide strong assurance, supporting effective oversight and governance responsibilities.

#### Analysis of Financial Performance

The Association monitors its operational performance, measuring actual performance against budgets and targets using a suite of KPIs.

The Financial Statements have been prepared using the Board approved Accounting Policies set out on pages 24-30 which are consistent in all material respects to those used for the prior year.

Key elements relating to Income and Expenditure are set out below demonstrating strong financial performance.

	2024/25 £'000s	2023/24 £'000s	2022/23 £'000s	2021/22 £'000s	2020/21 £'000s
Income from Lettings	3,866	3,461	3,137	3,052	3,011
Surplus/(deficit) on disposal of Property, Plant and Equipment	38	(17)	35	(27)	24
Other Net Income	(110)	(236)	(88)	(27)	(32)
Lettings Expenditure	2,744	(2,433)	(2,364)	(2,347)	(1,829)
Operating Surplus	1,050	775	720	651	1,174
Interest Receivable	58	42	12	4	18
Interest Payable	(559)	(451)	(340)	(448)	(404)
Surplus for the year	545	365	392	207	788
Operating margin	21.7%	18.86%	17.44%	17.74%	31.14%
Pension adjustments	23	(76)	(184)	197	(424)
Comprehensive income for the year	567	290	208	404	364
Interest Cover	122%	126%	135%	159%	345%

Operating margin has improved in the year, as anticipated, resulting from increased rentals, this year at 7.7%.

Key movements on the Statement of Financial Position below reflect the acquisition of four Section 106 properties in the year, over £860k spent on component replacements, including the SHDF works and ongoing depreciation charges of £693k. There have been no further loan drawdowns in the year, and the balance outstanding remains at £3.1m. The Defined Benefit Pension liability has decreased in the year by £115k. The increase in fixed assets, combined with the improved cash balance at the year-end, resulted in a decrease in gearing.

	2024/25 £'000s	2023/24 £'000s	2022/23 £'000s	2021/22 £'000s	2020/21 £'000s
Housing properties at cost less depreciation	31,757	30,957	27,497	26,652	26,757
Other fixed assets	734	758	834	806	767
Current assets	3,235	2,478	1,953	2,329	5,149
Short and long-term debt	9,466	9,470	6,376	6,457	9,542
Unamortised grant	10,123	9,387	9,029	8,906	9,087
Other short and long-term creditors	1,569	1,337	1,168	921	945
Revenue reserve	14,566	13,999	13,711	13,503	13,099
Gearing	22.40%	25.27%	18.99%	19.37%	28.83%
Loans repaid	6	6	20	3,085	232

#### Capital Structure and Treasury

Long term loans outstanding at the year end were £9.16m, with the Barclays RCF facility drawn down to £3.1m and £1.9m remaining undrawn. Contracted Capital Commitments at the year end stood at £1.492m.

Funds available for investment are placed on short term deposits. These cash balances will reduce during the 2025/26 year as Phase 2 of the development programme commences and makes demands on cashflow with further drawdown from the Barclays RCF anticipated in late 2025.

At the 31<sup>st</sup> March 2025, £6.06m of the Association's drawn loan balances were at fixed rates, the balance of £3.1m being at variable rates.



Of the whole loan portfolio, the £6m Bond is repayable as a bullet in 2043 and the RCF, currently at £3.1m, is repayable in 2027. Other drawn term loans of £61k are repayable on an instalment basis.

Cash Flow and Liquidity

Cash flows for the year are set out in the Financial Statements at pages 21 and 22. Net cash inflows from operating activities are primarily from the management of housing stock and grant funding from Homes England and the SHDF programme. Net cash outflows from investing activities are primarily in respect of acquisition of properties, new build development and component replacements.

Cash and investment balances of £2.351m were held at the year end, representing funds available to contribute towards the cash flow needs of the Association’s development strategy.

Value for Money

Background/Introduction

Westfield Housing Association (WHA) considers value for money (VFM) to be about the efficient use of resources to make the most positive impact possible on the lives of our tenants and the wider community.

The Association works to the Value for Money standard set by the Regulator for Social Housing (RSH) in April 2018 (updated 2021). In line with the RSH Value for Money Standard we report against the required VFM Metrics below. To provide context to performance in 2024/25 we report figures for the previous three years, the performance of other associations in our peer benchmarking group and our targets for the year. All figures are calculated in line with the required methodology. Our value for money performance and assessment is published annually to customers and stakeholders e.g., in our Annual Report to Tenants.

This section of the report explains how we have worked to achieve value for money detailing our performance against the VFM metrics and other VFM targets set for 2024/25

Overall performance against VFM targets and plans for 2024/25

The following tables and commentary detail the Association’s performance against VFM targets for 2024/25, including sector VFM metrics set by the RSH. Targets additional to the metrics were set to measure progress in other key areas and in meeting the Association’s strategic objectives.

VFM Metrics

VFM Metrics	Westfield Housing Association						Benchmarking 2024/25	
	Target 2025/26	Target 2024/25	Actual 2024/25	Actual 2023/24	Actual 2022/23	Actual 2021/22	NW Peer Group Median	National Median
Reinvestment %	6.00%	8.25%	3.77%	10.74%	5.59%	3.08%	7.30%	2.80%
New Supply Delivered %	2.00%	3.38%	1.59%	2.39%	0.49%	0.33%	0.00%	0.00%
Gearing %	29.0%	29.5%	22.40%	25.27%	18.99%	19.37%	11.96%	12.83%
Interest Cover %	120%	110%	122%	126%	135%	159%	122%	201.70%
Social Housing Cost per home	£4,450	£4,320	£4,300	£4,209	£4,199	£3,755	£5,551	£6,583
Operating Margin % – social housing	29.00%	34.82%	29.02%	29.7%	24.64%	23.10%	20.00%	18.31%
Operating Margin % – all activities	25.00%	23.07%	25.82%	18.88%	17.44%	17.74%	17.12%	15.02%
Return on Capital Employed (ROCE)	3.00%	2.98%	3.10%	2.36%	2.43%	2.25%	3.40%	3.12%

Sources: Acuity Benchmarking Group data as reported during July 2025

VFM Metrics Commentary

Reinvestment and New Supply Delivered have both fallen short of internal set targets but compare well to sector in relation to benchmarking. Phase 2 development has been significantly delayed as a result of planning delays.

Gearing has remained high due to the new loans being utilised to fund the development programme, although at a lower level than target, instalment loans continue to be repaid and the NBV of Housing Properties increases significantly with the completion Phase One new build development.

Interest cover (EBITDA – MRI) has reduced for 2024/25 as a result of RCF loan drawdowns and higher Bank of England base rates. With the change of the covenant measure to 160% EBITDA flat and the easing of base rates, we anticipate a reducing pressure on interest cover during 2025/26 against our ‘golden rule’ set at 10% above the covenant level.

Social Housing Cost per home has increased by 2.2% due to higher levels of spending on repairs, albeit split over a larger stock of houses. This remains lower than the NW Peer Group Median and the National Median

Operating margin for Social Housing continues its upward trend in 2024/25 with additional units come into management, increased rental incomes and little additional overheads.

There was an improvement in the ROCE figure due to the increase in rental incomes during the year with no increase in Capital Employed. The additional properties from Phase One development were completed during the year which contributed to the increase in rent receivable for the year.

Value for Money Performance Targets 2024/25: Progress

Improving performance, strong outcomes and high-quality service delivery are important elements of achieving value for money. The Association set several further VFM targets for 2024/25 for key areas of service delivery. The following tables detail the targets set and progress against target, as well as targets for 2025/26 and how this compares with the peer benchmarking group as reported as of July 2025:

Performance Indicator	Performance 2022/23	Performance 2023/24	Performance 2024/25	Target 2024/25	Comparative Performance 2024/25 (peer group associations)*	Target 2025/26
% of rent lost through dwellings being vacant	0.91%	0.38%	0.46%	0.50%	Upper – 0.33% Median – 0.53% Lower – 1.18%	0.50%
Average re-let time	13 days	10 days	10 days	13 days	Upper – 20.5 Median – 33 Lower – 40.46	13 days
Current arrears as a % of annual rent debit	3.61%	3.88%	3.57%	3.50%	Upper – 2.93% Median – 3.54% Lower – 3.91%	3.50%
% customers satisfied with overall service	100%	95%	98%	98%	Upper – 95.94% Median – 86.02% Lower – 84.8%	99%
% customers satisfied with the repairs and maintenance service	95%	89%	94%	95%	Upper – 91.15% Median – 84.62% Lower – 83.1%	95%
% customers satisfied with the value for money for their rent	100%	88%	91%	90%	Upper – 98.5% Median – 94.75% Lower – 91%	93%



Performance Indicator	Performance 2022/23	Performance 2023/24	Performance 2024/25	Target 2024/25	Comparative Performance 2024/25 (peer group associations)*	Target 2025/26
% customers satisfied that the Association listens to their views and acts on them	100%	90%	96% ↑	98%	Upper – 92.03% Median – 84.3% Lower – 79%	98%
% customers satisfied with their neighbourhood as a place to live	98%	97%	96% ↓	98%	Upper – 89.66% Median – 83.31% Lower – 76.66%	98%

\*The Association benchmarks performance through the Acuity Benchmarking Club. Performance is compared to a peer group of 15 smaller associations in the north-west of England with similar stock numbers and profiles. The current applicable quartile is highlighted.

\*The arrows show the current performance trend compared to the previous year

\*The highlight on Performance 2024/25 shows performance against target set (green: at or better than target, red: worse than target)

- **Performance vs Internal Targets:** 4 of the 8 indicators met or exceeded internal targets (rent loss, re-let time, VFM on rent and satisfaction with over service). The others, although not meeting internal targets, showed improvement or remained close to targets.
- **Benchmarking Strength:** 5 of 8 metrics are at upper quartile levels, showing excellent external performance. One (void rent loss) fell at median, and two at lower quartile (arrears & VFM – rents).
- **Trend Summary:**  
**Positive Trends:** Strong improvement in customer satisfaction metrics (overall service, repairs, listening to tenants).  
**Areas to Watch:** Rent arrears remain marginally off target, and satisfaction with neighbourhood, while high, are just under internal expectations.

During 2024/25, the Tenant Satisfaction Measures (TSM) Survey was carried out across our stock with 206 responses received. Feedback demonstrates that WHA are seeing an increase in satisfaction in the period with an overall tenant satisfaction level of 98% for services provided. Survey results have been published and shared with tenants, and an associated action plan has been created in respect of any areas requiring improvement.

#### Statement of compliance with the VFM Standard

The Board believes that through the range of information, completed metrics and assurance it regularly receives, it has obtained sufficient evidence to demonstrate compliance with the VFM standard.

#### Governance

The Board is committed to the highest standards of corporate governance and ensuring the successful delivery of the Association's purpose and strategic objectives. This commitment includes fulfilling the co-regulation responsibility, working with integrity and in an open and transparent way.

The Board adopted the updated 2020 NHF Code of Governance in early 2022 and have more recently adopted the principles of the NHF 2022 Code of Conduct.

The Governance and Financial Regulations Policy details the Boards purpose and role and how it will conduct its business. The policy is reviewed annually along with other relevant corporate policies.

Membership of the Board is skills based with competencies assessed against the Association's strategic objectives and primary activities. Under its rules the Board can have up to 12 members. Currently seven positions are filled, which include three co-opted members who will become full members at our 2025 AGM. However, we also have two members who have completed their term and will stand down. Therefore, further recruitment processes are due to take place in 2025/26 to increase the number of Board members and fill any identified skills gaps following the appraisal process. All members are voluntary with extensive knowledge of the communities in which the Association operates. All members are appraised annually including a peer appraisal.

The Board is supported by three standing sub committees: Audit and Risk, Development and Remuneration. The Development Committee was established in 2021 to ensure the appropriate consideration and appraisal of the Associations ambitious development plans.

#### Statement of the Board's Responsibilities in Respect of the Accounts

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income and expenditure for the period of account.

In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Society Act 2014, the Housing and Regeneration Act 2008, The Housing SORP 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

#### Auditors

The independent auditors of these financial statements are Crowe U.K LLP, appointed in April 2020 following a competitive tender process. Beever and Struthers provide internal audit services to the Association.

#### Information for Auditors

The Board members who held office at the date of approval of this Board report confirm that, so far as they are each aware, there is no relevant audit information of which the Association's auditors are unaware; and each Board member has taken all the steps that they ought to have taken as a Board member to make themselves aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

**Public Benefit Entity**

As a public benefit entity, the Association has applied the public benefit entity (PBE) paragraphs of Financial Reporting Standard 102 (FRS 102).

**Statement of Compliance**

The Board confirms that this Strategic Report has been prepared in accordance with the principles set out in Para 4.7 of the 2018 Statement of Recommended Practice for Registered Social Housing Providers.

**By Order of the Board:**

Signed: 

Date: 7<sup>th</sup> August 2025

**WESTFIELD HOUSING ASSOCIATION**

**Independent Auditor’s Report to the Members of Westfield Housing Association**

**Opinion**

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

In our opinion, the financial statements:

- give a true and fair view of the state of the Association’s affairs as at 31 March 2025 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the 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 from April 2019.

**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 Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC’s Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

**Other information**

The Board is responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor’s report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 or the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Board for the financial year for which the financial statements are prepared is not consistent with the financial statements; or
- adequate accounting records have not been kept by the Association; or
- a satisfactory system of controls over transactions has not been maintained; or
- the Association's financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of the Board**

As explained more fully in the Board's responsibilities statement set out on pages 13 and 14, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

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

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

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

We obtained an understanding of the legal and regulatory frameworks within which the Association operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements such as the Co-operative and Community Benefit Societies Act 2014 (and related directions and regulations), the Housing and Regeneration Act 2008 and other laws and regulations application to a registered social housing provider in England. We also considered the risks of non-compliance with the other requirements imposed by the Regulator of Social Housing, and we considered the extent to which non-compliance might have a material effect on the financial statements.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the SHDF grant funding completeness accuracy and cut-off, potential impairment of the value of properties and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases and substantive testing of key income streams.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. We are not responsible for preventing non-compliance and cannot be expected

to detect non-compliance with all laws and regulations.

These inherent limitations are particularly significant in the case of misstatement resulting from fraud as this may involve sophisticated schemes designed to avoid detection, including deliberate failure to record transactions, collusion or the provision of intentional misrepresentations.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Use of our report**

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



**Crowe U.K. LLP**

Statutory Auditor

3rd floor

St George's House

56 Peter Street

Manchester

M2 3NQ

13th August 2025



# WESTFIELD HOUSING ASSOCIATION

## Statement of Comprehensive Income Year ended 31st March 2025

	Note	Year Ended 31st March 2025 £'000	Year Ended 31st March 2024 £'000
Turnover	2	4,648	4,195
Operating expenditure	2	(3,637)	(3,405)
Gains on disposal of property, plant and equipment (fixed assets)	5	38	(17)
<b>Operating Surplus</b>		<b>1,049</b>	<b>773</b>
Interest receivable	6	54	42
Interest and financing costs	6	(559)	(451)
<b>Surplus for the year</b>	7	<b>544</b>	<b>364</b>
<b>Other comprehensive income</b>			
Actuarial gains/(losses) in respect of pension scheme	10	23	(76)
<b>Total comprehensive income for the year</b>		<b>567</b>	<b>288</b>

The financial statements on pages 18-44 were approved and authorised for issue by the Board on 7<sup>th</sup> August 2025 and signed on its behalf by:

Board Member H B

Board Member CTM

Secretary W

The results relate to continuing activities.

The notes on pages 24-44 form an integral part of these financial statements.

# WESTFIELD HOUSING ASSOCIATION

## Statement of Financial Position at 31st March 2025

	Note	Year Ended 31st March 2025 £'000	Year Ended 31st March 2024 £'000
<b>Fixed Assets</b>			
Tangible fixed assets	11	32,491	31,715
<b>Current Assets</b>			
Trade and other debtors	12	884	793
Cash and cash equivalents	13	2,351	1,685
		3,235	2,478
<b>Creditors</b>			
Amounts falling due within one year	14	1,124	698
<b>Net Current Assets</b>		<b>2,111</b>	<b>1,780</b>
<b>Total Assets Less Current Liabilities</b>		<b>34,602</b>	<b>33,495</b>
<b>Creditors</b>			
Amounts falling due after more than one year	15	19,690	19,035
<b>Provisions</b>			
Pension – defined benefit liability	21	346	461
<b>Total Net Assets</b>		<b>14,566</b>	<b>13,999</b>
<b>Capital and Reserves</b>			
Income and expenditure reserve		14,566	13,999
<b>Total Reserves</b>		<b>14,566</b>	<b>13,999</b>

The financial statements on pages 18-44 were approved and authorised for issue by the Board on 7<sup>th</sup> August 2025 and signed on its behalf by:

Board Member H B

Board Member CTM

Secretary W

The notes on pages 24-44 form an integral part of these financial statements.

# WESTFIELD HOUSING ASSOCIATION

## Statement of Changes in Reserves for the Year Ended 31<sup>st</sup> March 2025

	Income and Expenditure Reserve 2025 £'000	Income and Expenditure Reserve 2024 £'000
Balance at 1 <sup>st</sup> April	13,999	13,711
Surplus from statement of comprehensive income	567	288
Balance at 31 <sup>st</sup> March	14,566	13,999

The notes on pages 24-44 form an integral part of these accounts.

# WESTFIELD HOUSING ASSOCIATION

## Statement of Cash Flows for the Year Ended 31st March 2025

	Notes	2025 £'000	2025 £'000	2024 £'000	2024 £'000
Net Cash generated from Operating Activities	1		1,785		1,151
<b>Cash flow from investing activities</b>					
Purchase of tangible fixed assets		(1,541)		(4,156)	
Proceeds from sale of tangible fixed assets		80		138	
Money Market Investments		-		-	
Interest received		54		37	
<b>Cash flow from financing activities</b>					
Interest paid		(507)		(407)	
Repayments of borrowings		(45)		(1)	
Social Housing Grant and other Government grants received		840		651	
Loans drawn down		-		3,100	
			(1,119)		(638)
<b>Net change in cash and cash equivalents</b>			666		513
<b>Cash and cash equivalents at beginning of the year</b>			1,685		1,172
<b>Cash and cash equivalents at the end of the year</b>			2,351		1,685

The notes on pages 24-44 form an integral part of these accounts.

# WESTFIELD HOUSING ASSOCIATION

## Analysis of changes in net debt

	At 1 <sup>st</sup> April 2024	Cash Flows	New Finance Lease	Fair Value Movements	Other Non-cash Movements	At 31 <sup>st</sup> March 2025
	£'000	£'000	£'000	£'000	£'000	£'000
Cash	1,685	666	-	-	-	2,351
	1,685	666	-	-	-	2,351
Overdraft repayable on demand	(38)	38	-	-	-	-
Bank Loans due within one year	(1)	-	-	-	-	(1)
Bank Loans due greater than one year	(9,471)	6	-	-	-	(9,465)
Finance Lease obligations	(2)	1	-	-	-	(1)
<b>Total</b>	<b>(7,827)</b>	<b>711</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(7,116)</b>

# WESTFIELD HOUSING ASSOCIATION

## Notes to the Statement of Cash Flows for the Year Ended 31st March 2025

### 1. Cash flow from Operating Activities

	2025 £'000	2024 £'000
Surplus for the year	567	288
<b>Adjustments for non-cash items</b>		
Depreciation etc. of tangible fixed assets	735	691
Decrease/(increase) in trade and other debtors	(91)	(58)
Increase/(decrease) in trade and other creditors	415	(3)
Pension costs less contributions payable	(137)	(30)
Impairment	-	-
Amortised government grant recycled in the year	(19)	(38)
<b>Adjustments for investing or financing activities</b>		
(Gain)/loss on disposal of tangible fixed assets	(38)	17
Government grants utilised in the year	(152)	(125)
Interest payable	559	451
Interest received	(54)	(42)
<b>Net cash generated from operating activities</b>	<b>1,785</b>	<b>1,151</b>

The notes on pages 24-44 form an integral part of these accounts.



# WESTFIELD HOUSING ASSOCIATION

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

### Legal Status

Westfield Housing Association is incorporated in England under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as a Registered Provider of social housing as defined by the Housing and Regeneration Act 2008. The Association adopted Charitable Status on 1 April 2008. The registered office is The Minto Centre, Nilsson Drive, Westfield, Workington, Cumbria, CA14 5BD.

### 1. Principal Accounting Policies

#### a) Basis of Accounting

The financial statements have been prepared in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP) and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018.

The financial statements comply with the 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 financial statements have been prepared in compliance with Financial Reporting Standard 102 and are presented in sterling £'000 for the year ended 31 March 2025. The Association meets the definition of a Public Benefit Entity (PBE).

The accounts are prepared on the historical cost basis of accounting.

#### b) Going concern

The financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future. The position of the housing business has seen little negative impact other than an increase in maintenance and development costs associated with continued higher inflation. This has been mitigated by the 7.7% increase in rents from April 2024. From 2023/24, new properties have come into management which improved the Operating Surplus for the subsequent years and into the future, along with a reduction in maintenance spend per property. The Interest Cover covenant has been changed to 160% of EBITDA – Flat (previously 110% of EBITDA-MRI).

#### c) Critical accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

- I. Development expenditure. The Association capitalises all direct expenditure on development, including direct rechargeable staff time, but does not capitalise interest costs or non-direct rechargeable staff time and associated administrative expenditure.
- II. Categorisation of housing properties. The Association has undertaken a detailed review of the intended use of all housing and office properties. In determining the intended use, the Association has considered if the asset is held for social benefit or to earn commercial rentals. The Association has determined that all properties are held for social benefit and are therefore not classed as investment properties.

# WESTFIELD HOUSING ASSOCIATION

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

### Principal Accounting Policies (cont.)

- III. Impairment. The Association considers whether indicators of impairment exist in relation to tangible assets.

Indicators considered include external sources of information such as market value, market interest rates and returns on investment, actual or proposed changes to the technological, economic or legal environment, obsolescence or damage to the asset, operational changes or internal reporting which indicates that the asset is performing worse than expected. The Association also considers expected future performance of the asset. Any impairment loss is charged to the Statement of Comprehensive Income.

Impairment is recognised where the carrying value of a cash generating unit exceeds the higher of its net realisable value or its value in use. A cash generating unit is normally a group of properties at scheme level whose cash income can be separately identified. Where it is deemed appropriate, the Association may segregate cash generating units into smaller components where an impairment has been identified which relates to a specific property or group of properties.

Following a trigger for impairment, the Association performs impairment tests based on fair value less costs to sell or a value in use calculation. The fair value less costs to sell calculation is based on available data from sales transactions in an arms length transaction on similar cash generating units or observable market prices less incremental costs for disposing of the properties. The value in use calculation is based on either a depreciated replacement cost or a discounted cash flow model. The depreciated replacement cost is based on the available data of the cost of constructing or acquiring replacement properties to provide the same level of service potential to the Association as the existing property. The cash flows are derived from the Business Plan for the next 30 years and do not include significant future investments that will enhance the asset's performance of the cash generating unit being tested. The recoverable amount is most sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash flows and the growth rate used for extrapolation purposes.

In the year ended 31 March 2025, the Association did not identify any property with impairment losses, resulting in no impairment charge in the year.

- IV. Pension and other post-employment benefits. The cost of defined benefit pension plans and other post employment benefits are determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and the long-term nature of these plans, such estimates are subject to significant uncertainty. The Association is a member of a multi-employer pension fund, (The Social Housing Pension Scheme (SHPS), and as such accounts for pension fund liabilities in accordance with the provisions of FRS 102 (section 28) relating to multi- employer schemes. Further details are given in note 10.
- V. Tangible fixed assets. Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values. The carrying value of tangible fixed assets at 31 March 2025 was £32,491,000 (2024: £31,715,000). Housing fixed assets comprise several components with substantially different useful economic lives, each component is accounted for separately and depreciated over its individual useful economic life.



# WESTFIELD HOUSING ASSOCIATION

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

### Other key sources of estimation and assumptions:

- VI. Categorisation of debt. The Association's debt has been treated as "basic" in accordance with paragraphs 11.8 and 11.9 of FRS 102. The Association has some fixed rate loans which have a two-way break clause (i.e. in addition to compensation being payable by a borrower to a lender if a loan is prepaid where the prevailing fixed rate is lower than the existing loan's fixed rate, compensation could be payable by the lender to the borrower in the event that a loan is prepaid and the prevailing fixed rate is higher than the existing loan's fixed rate). The Financial Reporting Council (FRC) issued a statement on 2 June 2016 in respect of such loans with no prescriptive direction as to whether they should be classified as "basic" or "non basic". On the grounds that the Association believes the recognition of each debt liability at cost provides a more transparent and understandable position of the Association's financial position and that each loan still satisfies the requirements of paragraphs 11.8 and 11.9 of FRS 102, the Association has retained its "basic" treatment of its debt following the FRC announcement.
- VII. Accounting for the Social Housing Pension Scheme (SHPS). The Board's view, considering the guidance issued in FRS102 and guidance issued by the National Housing Federation, is that the difference between the deficit funding agreement previously recognised in relation to SHPS, and the net defined benefit deficit, should be recognised in Other Comprehensive Income. The relevant date to apply the adjustment is judged to be 1 April 2018, as TPT Retirement Solutions does not have data to provide sufficient information before the date of 31 March 2018.

### d) Turnover and revenue recognition

Turnover represents rental income receivable, amortised capital grant, and revenue grants from local authorities and Homes England. Income from the sale of assets and other income including Footsteps Nursery are recognised in relation to the period when the goods or services have been supplied.

Rental income is recognised when the property is available for let, net of voids. Income from property sales is recognised on legal completion.

### e) Service charges

Service charge income and costs are recognised on an accruals basis. The Association operates fixed service charges on a scheme-by-scheme basis.

### f) Loan interest costs

Loan interest costs are calculated using the effective interest rate method. All loans and other financial instruments held during the year and at the balance sheet dates are classed as basic. No interest costs are capitalised.

### g) Loan finance issue costs

These are amortised over the life of the related loan. Loans are stated in the Statement of Financial Position at the amount of the net proceeds after issue, plus increases to account for any subsequent amounts amortised. Where loans are redeemed during the year, any redemption penalty and any connected loan finance issue costs are recognised in the Statement of Comprehensive Income account in the year in which the redemption took place.

# WESTFIELD HOUSING ASSOCIATION

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

### h) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, less accumulated depreciation, less any impairment adjustments.

Housing properties under construction are stated at cost and are not depreciated. These are reclassified as housing properties on practical completion of construction.

Freehold land is not depreciated.

Where housing properties and offices comprise two or more major components with substantially different useful economic lives (UEls), each component is accounted for separately and depreciated over its individual UEL. Expenditure relating to subsequent replacement or renewal of components is capitalised as incurred.

The Association depreciates freehold housing properties and offices by component on a straight-line basis over the estimated UELs of the component categories.

UEls for identified components are as follows:

#### Housing Properties, Minto Centre and Estate Office

Structure	100 Years
Roof	70 Years
Heating	15 Years
Windows and Doors	30 Years
Electrical and other Systems	35 Years
Kitchens	20 Years
Bathrooms	30 Years

Depreciation is charged on other tangible fixed assets on a straight-line basis over the expected economic useful lives which are as follows:

#### Other Fixed Assets

Garages	40 Years
Office and estate equipment, vans, computers	4 Years
Nursery furniture, fittings and equipment	4 Years
Minto Centre – furniture	10 Years
Minto Centre – equipment	5 Years

### i) Leasing and hire purchase

Where assets are financed by hire purchase contracts and leasing agreements that give rights approximating to ownership (finance leases), they are treated as if they had been purchased outright. The amount capitalised is the present value of the minimum lease payments payable over the term of the lease. The corresponding leasing commitments are shown as obligations to the lessor in creditors. They are depreciated over the shorter of the lease term and their economic useful lives. During the year to 31 March 2025 there were no assets held under finance leases or hire purchase agreements.

Lease payments are analysed between capital and interest components so that the interest element of the payment is charged to profit and loss over the term of the lease and is calculated so that it represents a constant proportion of the balance of capital repayments outstanding. The capital part reduces the amounts payable to the lessor.

Other leases are treated as operating leases and payments are charged to the Statement of Comprehensive Income on a straight-line basis over the term of the lease. Reverse premiums and similar incentives received on leases to enter into operating lease agreements are released to the Statement of Comprehensive Income over the term of the lease.



# WESTFIELD HOUSING ASSOCIATION

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

### j) Current asset investments

Current asset investments include cash and cash equivalents invested for periods of more than 24 hours. They are recognised initially at cost and subsequently at fair value, if this is different at the reporting date. Any change in valuation between reporting dates is recognised in the statement of comprehensive income. At the balance sheet dates current asset investments represent deposits with banks/building societies maturing within 1 year.

### k) Short-term debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in other operating expenses.

### l) Non- government grants

Grants received from non-government sources are recognised under the performance model. If there are no specific performance requirements the grants are recognised when received or receivable. Where grant is received with specific performance requirements it is recognised as a liability until the conditions are met and then it is recognised as Turnover.

### m) Social Housing and other government grants

Where developments have been financed wholly or partly by Social Housing Grant (SHG) and other grants (including SHDF and ECO4 grants), the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land) or the specific component to which it attaches, under the accruals model. SHG and other grants received for items of cost written off in the Statement of Comprehensive Income are included as part of Turnover in the year in which the cost is incurred.

When SHG in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Association under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by Homes England, however, SHG may have to be repaid if certain conditions are not met. If grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and, in that event, is a subordinated unsecured repayable debt.

### n) Recycling of Capital Grant

Where Social Housing Grant is recycled, as described above, the SHG is credited to a fund which appears as a creditor until used to fund the acquisition of new properties. Where recycled grant is known to be repayable it is shown as a creditor within one year.

### o) Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

# WESTFIELD HOUSING ASSOCIATION

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

### p) Retirement benefits

The cost of providing retirement pensions and related benefits is charged to management expenses over the periods benefiting from the employees' services.

The Association participates in the Social Housing Pension Scheme (SHPS), a defined benefit multi-employer pension scheme administered by TPT Retirement Solutions, (TPT). Historically TPT has not been able to provide sufficient information for each social landlord's share of SHPS to allow defined benefit accounting to be applied. Instead, in accordance with FRS 102 paragraphs 28.11 and 29.11A and Housing SORP paragraphs 15.9 to 15.12, SHPS has been accounted for as a defined contribution scheme and recognised a liability for the present value of the landlord's deficit funding agreement.

Following changes made to systems and processes by TPT, sufficient information is now available for SHPS. In January 2019, the Financial Reporting Council issued FRED71 (draft amendments to FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland – Multi-employer defined benefit plans) which provides proposed changes to FRS 102 on this issue.

Consistent with the guidance in FRED 71 paragraph 4, (FRS 102 paragraph 28.11B), the difference between the deficit funding liability and the net defined benefit deficit for SHPS has been recognised in Other Comprehensive Income.

### q) Financial Instruments

Financial assets and financial liabilities are measured initially at transaction price, plus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability. At the end of each reporting period, financial instruments are measured as follows, without any deduction for transaction costs the entity may incur on sale or other disposal:

Debt instruments that meet the conditions in paragraph 11.8(b) of FRS 102 are measured at amortised cost using the effective interest method, except where the arrangement constitutes a financing transaction. In this case the debt instrument is measured at the present value of the future payments discounted at a market rate of interest for a similar debt.

Financial instruments held by the Association are classified as follows:

- Financial assets such as cash, current asset investments and receivables are classified as loans and receivables and held at amortised cost.
- Financial liabilities such as bonds and loans are held at amortised cost.

### r) Loans

All loans held by the Association are basic financial instruments in accordance with FRS 102. They are measured at transaction price plus transaction costs initially, and subsequently at amortised cost using the effective interest rate method. Loans repayable within one year are not discounted.



# WESTFIELD HOUSING ASSOCIATION

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

### s) Impairment of Financial Assets

Financial assets are assessed at each reporting date to determine whether there is any objective evidence that a financial asset or group of financial assets is impaired. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

The following financial instruments are assessed individually for impairment:

- (a) All equity instruments regardless of significance; and
- (b) Other financial assets that are individually significant.

Other financial instruments are assessed for impairment either individually or grouped on the basis of similar credit risk characteristics. An impairment loss is measured as follows on the following instruments measured at cost or amortised cost:

- (a) For an instrument measured at amortised cost, the impairment loss is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate.
- (b) For an instrument measured at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date.

If, in a subsequent period, the amount of an impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed. The reversal cannot result in a carrying amount (net of any allowance account) which exceeds what the carrying amount would have been had the impairment not previously been recognised. The amount of the reversal is recognised in profit or loss immediately.

### t) Value Added Tax and Taxation

The Association is not registered for VAT. All amounts disclosed in the accounts are inclusive of VAT. The Association has charitable status. As a charity, there will normally be no charge to corporation tax in the accounts.

# WESTFIELD HOUSING ASSOCIATION

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

### 2. Turnover, Operating Expenditure and Operating Surplus

	Turnover	2025 Operating Costs	Operating Surplus/ (Deficit)	Turnover	2024 Operating Costs	Operating Surplus/ (Deficit)
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Social Housing Lettings (note 3)</b>	<b>3,866</b>	<b>2,744</b>	<b>1,122</b>	<b>3,461</b>	<b>2,433</b>	<b>1,028</b>
<b>Other Social Housing Activities</b>						
Other community investment	5	28	(23)	13	28	(15)
Home Ownership	1	6	(5)	5	5	-
Development	-	106	(106)	-	164	(164)
<b>Non-Social Housing Activities</b>						
Footsteps Nursery	733	733	-	680	757	(77)
Office Accommodation	43	20	23	36	18	18
	<b>4,648</b>	<b>3,637</b>	<b>1,011</b>	<b>4,195</b>	<b>3,405</b>	<b>790</b>

### 3. Income and Expenditure from Social Housing Lettings

	2025 £'000	2024 £'000
<b>Income</b>		
Rent receivable net of identifiable service charges and net of voids	3,632	3,255
Service charges	87	62
	<b>3,719</b>	<b>3,317</b>
Net rents receivable		
Amortised government grants on housing properties	147	144
	<b>3,866</b>	<b>3,461</b>
<b>Total Income</b>		
<b>Expenditure</b>		
Management	621	536
Service Charge costs	87	76
Routine maintenance	789	682
Planned maintenance	278	242
Cyclical maintenance	261	224
Bad debts	12	22
Depreciation and similar expenses on housing properties	696	651
	<b>2,744</b>	<b>2,433</b>
<b>Total Expenditure</b>		
<b>Operating surplus on social housing lettings</b>	<b>1,122</b>	<b>1,028</b>
<b>Void Losses</b>	<b>20</b>	<b>9</b>

*All amounts relate to social housing accommodation*

# WESTFIELD HOUSING ASSOCIATION

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

### 4. Accommodation Owned and in Development

	2025 No.	2024 No.
<b>Social Housing – General Needs</b>		
<b>In Development</b>		
As at 1 <sup>st</sup> April	6	-
Acquired or constructed during the year	5	21
Transferred to Management	(11)	(15)
As at 31 <sup>st</sup> March	0	6
<b>Under Management</b>		
As at 1 <sup>st</sup> April	628	613
Transferred from development	11	15
Transferred to Current Assets	(1)	-
As at 31 <sup>st</sup> March	638	628
<b>As at 1<sup>st</sup> April</b>		
Social Rented Properties	436	436
Affordable Rented Properties	140	134
Intermediate Rented Properties	62	58
Total as at 31 <sup>st</sup> March	638	628

### 5. Gain on disposal of property, plant and equipment (fixed assets)

	2025 £'000	2024 £'000
Sale Proceeds of property disposals	80	175
Cost of Sales	42	192
Surplus/(Loss) on Sale	38	(17)

### 6. Net Interest

	2025 £'000	2024 £'000
<b>Interest receivable and similar income on financial assets measured at amortised cost:</b>		
Interest receivable from short term deposits	54	42
<b>Interest payable and financing costs (note 16) on financial liabilities Measured at amortised cost:</b>		
On loans wholly or partly repayable in more than five years	522	398
Costs associated with financing	18	32
<b>On defined benefit pension scheme (note 10)</b>		
Expected interest on plan assets	(95)	(99)
Interest on scheme liabilities	114	120
	559	451

# WESTFIELD HOUSING ASSOCIATION

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

### 7. Surplus on Ordinary Activities

	2025 £'000	2024 £'000
The operating surplus is stated after charging:		
<b>Depreciation</b>		
Housing properties	696	651
Other fixed assets	39	40
<b>Auditors' Remuneration (excluding VAT)</b>		
In their capacity as auditors	21	20
SHDF Grant Audit	3	3
<b>Operating lease rentals on telephone and office equipment</b>	1	1

### 8. Key Management Personnel Remuneration

	2025 £'000	2024 £'000
No emoluments were paid to members of the Board		
<b>Aggregate emoluments:</b>		
Paid or/receivable by the Chief Executive and key management personnel (including pension contributions and benefits in kind)		
Duncan Tilbe	-	61
Helena Evans	107	32
<b>Emoluments paid to the highest paid Director (excluding pension contributions)</b>	94	53

The highest paid director in the year is Helena Evans, Chief Executive. She was an ordinary member of the pension scheme. The pension scheme is a defined contribution scheme funded by annual contributions by the employer and employee. No enhanced or special terms apply. There are no additional pension arrangements. An accumulated contribution by the Association of £13,939 (2024: £7,800) was paid in 2024-25.

Key management personnel are defined as members of the Board and the Chief Executive of the Association.

### 9. Employee Information

	2025 No.	2024 No.
The average number of persons employed during the year, including the Chief Executive was:		
Office Staff	16	16
Nursery Staff	25	27
	41	43



# WESTFIELD HOUSING ASSOCIATION

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

### 9. Employee Information (cont.)

	2025 £'000	2024 £'000
<b>Staff Costs:</b>		
Wages and salaries	1,104	1,090
Social security costs	100	90
Pension costs	96	85
	<b>1,300</b>	<b>1,265</b>
Aggregate number of full-time equivalent staff whose remuneration exceeded £60,000 in the period:	1	1

### 10. Pension Obligations

The Association participates in two schemes in the Social Housing Pension Scheme (SHPS). One is a defined contribution scheme which gives rise to no additional liabilities at the balance sheet date. The other is a defined benefit multi-employer pension administered by TPT Retirement Solutions (TPT). The accounting policy in relation to this scheme is set out on pages 25 and 29. The Association also has a growth plan pension with SHPS, run for the benefit of employees, to which no contributions are made by the Association.

No provision has been made in these accounts for GMP Equalisation. TPT are awaiting further guidance from the regulator before any work can commence. They have indicated this will be a lengthy process and may not be complete for a number of years.

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of 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 basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

#### Principal Actuarial Assumptions

The following information is based upon a full actuarial valuation of the fund at 30 September 2020.

	At 31 March 2025	At 31 March 2024
Rate of increase in salaries	3.78%	3.77%
Rate of increase for pensions in payment/inflation	3.11%	3.17%
Discount rate for scheme liabilities	5.77%	4.89%
Inflation assumption (CPI)	2.78%	2.77%
Commutation of pensions to lump sum	75% of max allowance	75% of max allowance

# WESTFIELD HOUSING ASSOCIATION

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

### 10. Pension Obligations (cont.)

The current mortality assumptions include sufficient allowance for future improvements in mortality rates. The assumed life expectations on retirement age 65 are:

	At 31 March 2025	At 31 March 2024
<b>Retiring today</b>		
Males	20.5	20.5
Females	23.0	23.0
<b>Retiring in 20 years</b>		
Males	21.7	21.8
Females	24.5	24.4

	At 31 March 2025 £'000	At 31 March 2024 £'000
<b>Analysis of the amount charged to operating expenditure in the Statement of Comprehensive Income</b>		
Employer service cost (net of employee contributions)	4	4
<b>Total operating charge</b>	<b>4</b>	<b>4</b>
<b>Analysis of pension finance income/(costs)</b>		
Expected return on pension scheme assets	(95)	(99)
Interest on pension liabilities	114	120
<b>Amounts charged to financing costs</b>	<b>19</b>	<b>21</b>
<b>Amounts of gains and losses recognized in Other Comprehensive Income</b>		
Actuarial gains/(losses) on pension scheme assets	(138)	(167)
Actuarial gains/(losses) on scheme liabilities	162	92
<b>Actuarial gain/(loss) recognised</b>	<b>24</b>	<b>(75)</b>

	At 31 March 2025 £'000	At 31 March 2024 £'000
<b>Movement on surplus/(deficit) during year</b>		
Deficit in scheme at 1 April	461	469
Movement in year:		
Employer service costs (net of employee contributions)	4	4
Employer contributions	(114)	(108)
Net interest/return on assets (note 6)	19	21
Remeasurements	(24)	75
<b>Deficit in scheme at 31 March</b>	<b>346</b>	<b>461</b>

# WESTFIELD HOUSING ASSOCIATION

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

### 10. Pension Obligations (continued)

Asset and Liability Reconciliation	At 31 March 2025 £'000	At 31 March 2024 £'000
<strong>Reconciliation of liabilities:</strong>		
<strong>Liabilities at start of period</strong>	<strong>2,400</strong>	<strong>2,519</strong>
Service cost	4	4
Interest cost	114	120
Employee contributions	-	-
Remeasurements	(162)	(92)
Benefits paid	(119)	(151)
<strong>Liabilities at end of period</strong>	<strong>2,237</strong>	<strong>2,400</strong>
<strong>Reconciliation of assets</strong>		
<strong>Assets at start of period</strong>	<strong>1,939</strong>	<strong>2,050</strong>
Return on plan assets	95	99
Remeasurements	(138)	(167)
Employer contributions	114	108
Employee contributions	-	-
Benefits paid	(119)	(151)
<strong>Assets at end of period</strong>	<strong>1,891</strong>	<strong>1,939</strong>
<strong>Actual return on plan scheme assets</strong>	<strong>(43)</strong>	<strong>68</strong>

#### Assets

	31 <sup>st</sup> March 2025 £'000	31 <sup>st</sup> March 2024 £'000
Global Equity	212	193
Absolute Return	-	76
Distressed Opportunities	-	68
Credit Relative Value	-	64
Alternative Risk Premia	-	62
Liquid Alternatives	351	-
Emerging Markets Debt	-	25
Risk Sharing	-	113
Insurance-Linked Securities	6	10
Property	95	78
Infrastructure	-	196
Real Assets	226	-
Private Debt	-	76
Opportunistic Illiquid Credit	-	76
Private Credit	231	-
Credit	72	-
Investment Grade Credit	58	-
Private Equity	2	2
Long Lease Property	1	13
Secured Income	32	58
Cash	26	38
Currency Hedging	3	(1)
Liability Driven Investment	572	789
Net Current Issues	4	3
<strong>Total Assets</strong>	<strong>1,891</strong>	<strong>1,939</strong>

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

# WESTFIELD HOUSING ASSOCIATION

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

### 11. Tangible Fixed Assets

	Housing Properties held for Lettings £'000	Housing Properties Under Const'n. £'000	Total Housing Properties £'000	Estate Office Stores and Workshop £'000	Office and Estate Equip't. £'000	Motor Vehicles £'000	Minto Centre And Other Land £'000	Garages £'000	Footsteps Nursery Furn. and Equip't £'000	Total Other Fixed Assets £'000	2025 Total £'000
<strong>Cost</strong>											
At 1 <sup>st</sup> April 2024	35,227	3,408	38,635	73	237	5	801	11	285	1,412	40,047
Additions	169	488	657	-	-	-	-	-	15	15	672
Works to existing properties	869	-	869	-	-	-	-	-	-	-	869
Schemes completed	3,697	(3,697)	-	-	-	-	-	-	-	-	-
Disposals	(328)	-	(328)	-	-	-	-	-	-	-	(328)
At 31st March 2025	39,634	199	39,833	73	237	5	801	11	300	1,427	41,260

#### Depreciation

At 1 <sup>st</sup> April 2024	7,678	-	7,678	50	196	5	177	11	215	654	8,332
Charged in the year	696	-	696	1	13	-	10	-	15	39	735
Impairment	-	-	-	-	-	-	-	-	-	-	-
Disposals	(298)	-	(298)	-	-	-	-	-	-	-	(298)
At 31st March 2025	8,076	-	8,076	51	209	5	187	11	230	693	8,769

#### Net Book Value

At 31st March 2025	31,558	199	31,757	22	28	-	614	-	70	734	32,491
At 31 <sup>st</sup> March 2024	27,549	3,408	30,957	23	41	-	624	-	70	758	31,715

Works to existing properties in the year

Improvement works capitalised

Components capitalised

Amounts charged to expenditure

All housing properties are held on a freehold basis and have a net book value of £31,757k (2024 £30,957k). Freehold land and buildings with a carrying amount of £9,267k have been pledged to secure borrowings of the Association. The Association is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.



# WESTFIELD HOUSING ASSOCIATION

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

### 12. Trade and other Debtors

	At 31 <sup>st</sup> March 2025 £'000	At 31 <sup>st</sup> March 2024 £'000
Rent arrears	225	181
Less: Provision for doubtful debts	(99)	(101)
<b>Rental Debtors</b>	<b>126</b>	<b>80</b>
Other debtors net of provision	54	60
Prepayments and accrued income	111	83
Interest service and housing sale reserve	593	570
	<b>884</b>	<b>793</b>

Debtors are all due within one year

The interest service reserve is held by The Housing Finance Corporation (THFC) as security for 1 year's interest payable on the Bond; the housing sale reserve is held by THFC as additional security resulting from the sale of secured properties.

### 13. Cash and Cash Equivalents

	At 31 <sup>st</sup> March 2025 £'000	At 31 <sup>st</sup> March 2024 £'000
Cash balances	2,351	1,685
	<b>2,351</b>	<b>1,685</b>

### 14. Creditors: amounts falling due within one year

	At 31 <sup>st</sup> March 2025 £'000	At 31 <sup>st</sup> March 2024 £'000
Loans and overdrafts (note 16)	1	38
Rents and service charges paid in advance	122	40
Accruals and deferred income	383	301
Deferred capital grant (note 17)	112	112
Trade Creditors	393	142
Recycled Capital Grant Fund	113	65
	<b>1,124</b>	<b>698</b>

# WESTFIELD HOUSING ASSOCIATION

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

### 15. Creditors: amounts falling due after more one year

	At 31 <sup>st</sup> March 2025 £'000	At 31 <sup>st</sup> March 2024 £'000
Loans (Note 16)	9,465	9,470
Recycled Capital Grant Fund (Note 18)	213	290
Deferred capital grant (Note 17)	10,012	9,275
	<b>19,690</b>	<b>19,035</b>

Housing loans and bonds are secured by specific charges on the Association's housing properties. In addition, a balance of £268,522 is held by THFC as security in lieu of three properties which have been sold.

### 16. Financing Arrangements and Treasury Risk Management

The Association finances the provision of housing services and the maintenance of existing properties from its day-to-day rental income.

The Association finances the development and acquisition of new homes through a mixture of bank loans, bond finance, capital grants (see Note 17) and cash resources generated by day-to-day revenue activities. At 31<sup>st</sup> March 2025, the Association had available cash resources of £2.351m

The Association's Treasury Management Strategy is reviewed by the Board each year.

#### Bank loans and bond finance:

Bond finance is provided by a £6,000,000 bond issued in October 2013 through The Housing Finance Corporation. The bond pays interest at the fixed rate of 5.2% on the nominal value for a period of 30 years, at the end of which the nominal value is repayable in full. Issue costs amounting in total to an estimated £141,328 and a premium on issue of £686,520 have been amortised and are released to the Statement of Comprehensive Income over the 30-year period.

Bank loan finance is provided by Fresh Plc and totals £61,744 at 31<sup>st</sup> March 2025 (2024: £62,327). The loan is repayable half yearly at an interest rate of 9.125% and is due to be repaid in 2046.

A 5 year development loan facility (Revolving Credit Facility) of £5m is in place with Barclays Bank plc. The loan bears interest at a margin of 1.25% over base rate on drawn balances and 0.5% on undrawn balances. At 31<sup>st</sup> March 2025, loans of £3.1m had been drawn. Issue Costs of £61,073 have been capitalised which are being amortised over the 5 year term.

Lender	Loan outstanding at 31 <sup>st</sup> March 2025	Maturity date	Interest rate
Fresh Plc	£61,744	2046	9.125%
Barclays Bank plc	£ 3,100,000	2027	1.25% over base rate

Bank loan finance has a weighted average interest rate of 5.41%. Fixed rate hedging arrangements are embedded within the Fresh Plc bank loan agreement and there is no counter-party risk exposure.

The bank loans and bond finance are secured by specific charges on the Association's individual housing properties.

# WESTFIELD HOUSING ASSOCIATION

## Notes to the Financial Statements for the Year Ended 31<sup>st</sup> March 2025

### 16. Financing Arrangements and Treasury Risk Management (continued)

The maturity profile of the Association's loans at 31<sup>st</sup> March 2025 was:

	At 31 <sup>st</sup> March 2025 £'000	At 31 <sup>st</sup> March 2024 £'000
<b>Loans repayable by instalments:</b>		
Within one year	1	1
In one year or more but less than two years	1	1
In two years or more but less than five years	4	2
In five years or more	55	58
	<b>61</b>	<b>62</b>
<b>Loans not repayable by instalments:</b>		
In two years or more but less than five years:		
Barclays RCF	3,100	3,100
Less: Issue Costs	(33)	(47)
In five years or more:		
Bond Nominal Value	6,000	6,000
Premium on Issue	423	446
Less: Bond issue costs	(85)	(90)
	<b>9,405</b>	<b>9,409</b>

The interest rate profile of the Association's debt at 31 March 2025 was:

	Total £'000	Variable Rate £'000	Fixed Rate £'000	Weighted Average Rate %	Weighted Average Term years
Instalment loans	61	-	61	9.125	21
Non instalment loans	9,523	3,100	6,423	5.4	12
	<b>9,584</b>	<b>3,100</b>	<b>6,484</b>	<b>5.4</b>	

The interest rate profile of the Association's Debt at 31 March 2024 was:

	Total £'000	Variable Rate £'000	Fixed Rate £'000	Weighted Average Rate %	Weighted Average Term years
Instalment loans	62	-	62	9.125	23
Non instalment loans	9,546	3,100	6,446	5.4	14
	<b>9,609</b>	<b>3,100</b>	<b>6,509</b>	<b>5.4</b>	

Bank loan and bond finance covenants:

The Association must comply with financial covenants on interest cover, gearing and asset security. At 31<sup>st</sup> March 2025, the Association fully complied with the covenants and business plan projections forecast that the Association will continue to comply fully for the foreseeable future with the benefit of revise covenant calculation for Interest Cover or reduce Planned Maintenance spend.

At 31 March 2025 there are undrawn loan facilities of £1.9 million, (2024 £1.9 million).

# WESTFIELD HOUSING ASSOCIATION

## Notes to the Financial Statements for the Year Ended 31<sup>st</sup> March 2025

### 17. Deferred Capital Grant

	2025 £'000	2024 £'000
At start of year	9,387	9,029
Transferred to RCGF	48	(140)
Received in the year	840	651
Released to housing income in the year (note 3)	(114)	(116)
Released to office and nursery income (note 2)	(5)	(9)
SHDF released to housing income (note 3)	(33)	(28)
	<b>10,123</b>	<b>9,387</b>
Due within one year	112	112
Due after one year	10,011	9,275
	<b>10,123</b>	<b>9,387</b>

### 18. Recycled Capital Grant Fund

	2025 £'000	2024 £'000
At start of year	355	177
Grants transferred in during the year	22	172
Reinvested during the year	(65)	-
Interest accrued	14	6
	<b>326</b>	<b>355</b>

### 19. Non-equity Share Capital

	£
Allotted issued and fully paid at 1 <sup>st</sup> April 2024	39
Issued during the year	-
Cancelled during the year	(5)
	<b>34</b>
<b>Allotted, issued and fully paid at 31st March 2025</b>	<b>34</b>

The shares do not have a right to any dividend or distribution in a winding up and are not redeemable. Each share has full voting rights. All shares are fully paid. The par value of each share is £1.



# WESTFIELD HOUSING ASSOCIATION

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

### 20. Capital Commitments

	2025 £'000	2024 £'000
Capital expenditure that has been contracted for but has not been provided for in the financial statements	1,492	476
Capital Expenditure that has been authorised by the Board but not contracted for	-	-

The expenditure will be funded from existing cash reserves, loan finance and Social Housing Grant.

### 21. Defined Benefit Pension Scheme Liability

	2025 £'000	2024 £'000
Provision for future pension liabilities for the defined benefit pension scheme.	346	461

### 22. Operating Leases

	2025 £'000	2024 £'000
Westfield Housing Association holds office equipment under non-cancellable operating leases. At the end of the year the Association had commitments of future lease minimum payments of:		
Others		
In less than 1 year	1	1
In one year or more but less than two years	-	1
In two years or more and less than five years	-	1
	<u>1</u>	<u>3</u>

### 23. Contingent Liability

In addition to the defined benefit and defined contribution pension schemes held with SHPS, the Association, also has a small AVC scheme with one member. At the last valuation of the scheme in September 2024, the Association would have been required to pay an estimated £1,099 in respect of the AVC Scheme should the scheme be closed completely. There are no other known contingent liabilities at the year end.

# WESTFIELD HOUSING ASSOCIATION

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

### 24. Social Housing Decarbonisation Fund

The Association has participated in Wave 2 of the SHDF grant funded programme which provides match funding for capital and admin and ancillary (A&A) costs required to bring the EPC rating of properties up to a grade 'C'. The programme lasted for 2 years from 1<sup>st</sup> April 2023 through to 31<sup>st</sup> March 2025.

In total, grant of £412,831 (2024 - £181,915) has been claimed up to 31<sup>st</sup> March 2025 in respect of forecast spend as instructed through the Consortium.

Of this, £50,305 (2024 - £27,944) has been treated as Income to offset costs of £100,610 (2024 - £56,364).

Capital spend, recorded in these accounts to 31<sup>st</sup> March 2025, is £536,813 (2024 - £245,508) against which we have allocated grant of £268,407 (2024 - £122,754).

The Association is also participating in Wave 3 of the programme, again to which provide match funding for capital and admin and ancillary (A&A) costs required to bring the EPC rating of properties up to a grade 'C'. The programme will last for 3 years from 1<sup>st</sup> April 2025 through to 31<sup>st</sup> March 2028 and will cover 86 properties with a total capital spend of £890,000.

### 25. Grant and Financial Assistance

	2025 £'000	2024 £'000
The total accumulated government grant and financial assistance received or receivable at 31 <sup>st</sup> March:	14,961	14,107
Held as deferred capital grant (Note 17)	10,123	9,387
Held as RCGF (Note 18)	326	355
Recognised as income in the statement of comprehensive income	4,512	4,365

### 26. Related Parties

The following are related parties:

- The Board does not currently have any tenant members.
- There are no transactions with key management personnel and their close family.

# WESTFIELD HOUSING ASSOCIATION

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

### 27. Financial Instruments

	2025	2024
	£'000	£'000
The Association had the following financial instruments:		
Financial assets that are debt instruments measured at amortised cost:		
Cash at bank and in hand (Note 13)	2,351	1,685
Money market investments	-	-
Rental Debtors (Note 12)	126	80
Trade debtors (Note 12)	54	60
Interest service and housing sale reserve (Note 12)	593	570
	<hr/>	<hr/>
	3,124	2,395
Financial liabilities measured at amortised cost:		
Loans & overdrafts (Note 14 & 16)	9,466	9,509
Trade creditors, accruals and deferred income (Note 14)	776	443
Deferred capital grants (Note 17)	10,123	9,387
SHPS pension agreement plan (Note 10)	346	461
	<hr/>	<hr/>
	20,711	19,800

### 28. Post Balance Sheet Events

Helena Evans, Chief Executive Officer, left Westfield Housing Association on 3<sup>rd</sup> June 2025.



