

The logo consists of a dark blue rectangle with the word "Pennant" written in white, sans-serif font inside it.

Pennant

Pennant Housing Association Limited

**Report and financial statements
For the year ended 31 March 2026**

Information

Industrial and Provident Society number:	25553R
Welsh Government registration number:	P092
Registered office:	3 rd floor, 220 High Street, Swansea, SA1 1NW
Non-executive Board members:	Peter Hughes (Chair) Patrick Hoare (Vice Chair, Joint Chair of Integration, Transformation and Resources Committee) Scott Allin (Chair of Audit, Assurance & Risk Committee) Aaron Hill (Joint Chair of Integration, Transformation and Resources Committee) Jane Howells (Chair of Homes, Investment and Sustainability Committee) Gurmel Bachu Scott Caldwell Bethan Evans Jonathan Roberts Edward White Ian Bailey (Co-Opted Member, appointed 25 th March 2026)
Executive Board members & Company Secretary	Debbie Green (Group Chief Executive) Luke Takeuchi (Deputy Chief Executive), (Company Secretary)
Other Executive Directors:	Caroline Belasco (Executive Director of People) Jennifer Ellis (Executive Director of Transformation & Business Insight) Rhianydd Jenkins (Executive Director of Development & Growth) Serena Jones (Executive Director of Operations) Sian Evans (Interim Executive Director of Finance up to 31 st December 2025) David Thomas (Executive Director of Finance, appointed 2 nd March 2026)
Bankers:	Barclays Bank PLC 262 Oxford Street, Swansea
Solicitors:	Blake Morgan One Central Square, Cardiff Devonshires 30 Finsbury Circus, London Hugh James Two Central Square, Central Square, Cardiff
Auditors:	Bevan Buckland Audit Ltd Cardigan House, Swansea Enterprise Park, Swansea

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Report of the Board

The Board of Management present their report and audited financial statements for the year ended 31 March 2026.

Principal Activities

Pennant Housing Association Limited ("the Association") is a subsidiary of Beacon Cymru Group Limited ("Beacon", together "the Group"). Pennant Housing Association is a co-terminous board of Beacon Cymru.

The Association is a non-charitable, not for profit company, and Beacon is charitable. Both are registered as social landlords with the Welsh Government and are Community Benefit societies.

The principal activity of the Association is the management of the Group's home ownership activity.

Business and financial review

The Association made a profit for the year of £754,000 (2025: loss of £347,000). Turnover was £6,668,000 (2025: £5,324,000) and operating costs were £5,847,000 (2025: £5,597,000), with a surplus on the sale of investments during the year of £104,000 (2025: £nil). The Association has also accounted for its share of the losses in joint ventures of £53,000 (2025: loss of £127,000).

After taking into consideration the result for the year, the Association's revenue reserves amount to £2,890,000 (2025: £2,136,000).

The Association's main objective is to deliver new market sale housing. This includes marketing homes on behalf of Beacon where appropriate. The Association is committed to providing quality new homes in desirable locations, helping to enhance the areas in which it operates.

The principal risks the Association faces are funding, development costs and the housing market. For this reason, the Association currently has a 'site at a time' approach to building in its own name while growing financial reserves to a level that will enable it to manage risks. The current economic situation, including increased development costs, interest rate rises, and an uncertain housing market mean that the Association decided not to bring forward the site at Llannon in Carmarthenshire for market sale. This site was delivered as a social housing scheme by the Association acting as developer for Beacon.

Revenue in the financial year relates to owner occupier service charges and construction services provided to Beacon Cymru for work done on the Llannon site.

Operating costs comprise some additional expenditure at Pen Y Fai incurred since the end of the previous financial year as well as the Association's share of operating costs incurred by Beacon on behalf of the group. The Association will continue to bear its share of such costs while delivering developments.

The result for the year means that the Association increased financial reserves during the year, reserves remain strong due to the benefit of previous activity and the risk management approach taken by the Association. Financial plans are stress tested to ensure the Association's financial resilience and the Association has access to liquidity. Beacon has significant cash reserves and the Group's finances are strong.

The Association is an investor in the Welsh Housing Partnership, and there are two joint venture companies – The Welsh Housing Partnership Limited ("WHP") and WHP2 Limited ("WHP2"). The Board is satisfied with the financial performance of both joint ventures.

Report of the Board

Board members and executive directors

The Board members of the Association and executive directors of the Association are set out on the information page. The Board is made up of the same non-executive and executive members, as appointed to Beacon.

Report of the Board on corporate governance

The Board is responsible for the overall control of the Association and is drawn from a wide background bringing together professional, commercial and local expertise. The inclusion of executives and Beacon appointees on the Board during the year reflects the focus of the Association on home ownership activity. The Board meet several times per year and day to day operations are delegated to the Group Chief Executive.

The Association is committed to the highest standards of governance and has formal terms of reference with Beacon.

Internal Financial Control

The Board acknowledges its overall responsibility, applicable to all organisations within the Group, for establishing and maintaining the whole system of internal control and for 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.

The process for identifying, evaluating and managing the significant risks faced by the Association and the Group is ongoing and has been in place throughout the period commencing 1 April 2025 up to the date of approval of the report and financial statements.

Key elements of the control framework include:

- board approved terms of reference and delegated authorities for committees
- clearly defined management responsibilities for the identification, evaluation and control of significant risks
- robust strategic and business planning processes, with detailed financial budgets and forecasts
- appropriate recruitment, retention, training and development policies for all staff
- established authorisation and appraisal procedures for development and other significant commitments
- a documented approach to strategic treasury management
- regular reporting to the appropriate committee on key business objectives and outcomes
- board approved whistleblowing and anti-fraud policies covering prevention, detection and reporting, together with recoverability of assets
- regular monitoring of loan covenants and requirements for new loan facilities

The Board cannot delegate ultimate responsibility for the system of internal control but has given delegated authority to the Audit, Assurance & Risk committee to regularly review the effectiveness of the system of internal control. The Board receives Audit, Assurance & Risk Committee meeting minutes. The annual report of the internal auditor has been reported to the Board.

Report of the Board

Statement of the responsibilities of the Board for the report and financial statements

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

Housing Association legislation requires the Board to prepare financial statements for each financial year. Under that law the board members have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws). Under the Co-operative and Community Benefit legislation the board members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and surplus or deficit of the Association for that period. In preparing these financial statements, the board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice (SORP) Accounting by Registered Housing Providers Update 2018 (Housing SORP 2018), have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 Societies Act 2014, the Housing and Regeneration Act 2008 and The Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as each of the board members are aware:

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

The board members are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Annual general meeting

The annual general meeting will be held on 16th September 2026 at 220 High Street, Swansea, SA1 1NW and will be held virtually.

External auditors

The auditor, Bevan Buckland, previously traded through the legal entity Bevan Buckland LLP, following a restructure and regulatory changes, Bevan Buckland LLP ceased to hold an audit registration with the engagement transitioning to Bevan Buckland Audit Ltd.

A resolution to re-appoint Bevan Buckland Audit Ltd will be proposed at the forthcoming annual general meeting.

The report of the Board was approved by the Board on 29th July 2026 and signed on its behalf by:

Patrick Hoare
Chair

Independent auditor's report to the members of Pennant Housing Association Limited on corporate governance

In addition to our audit on the financial statements for the year ended 31 March 2026, we have reviewed the Board's statement on the company's compliance with the Welsh Assembly Government Circular 02/10, Internal Financial Controls and Financial Reporting ("the Circular").

The objective of our review is to enable us to conclude on whether the Board has provided the disclosures required by the Circular and whether the statement is consistent with the information of which we are aware from our audit work on the financial statements.

We are not required to form an opinion on the effectiveness of the Association's corporate governance procedures or its internal financial control.

Opinion

With respect to the Board's statement on internal financial control on page 2, in our opinion the Board of Management has provided the disclosures required by the Circular and the statement is consistent with the information of which we are aware from our audit work in the financial statements.

Bevan Buckland Audit Ltd
Chartered Accountants & Statutory Auditors
Cardigan House
Castle Court
Swansea Enterprise Park
Swansea
SA7 9LA

Date: 29th July 2026

Bevan Buckland Audit Ltd
Wales' Leading Independent Accountants

Independent auditor's report to the members of Pennant Housing Association Limited

Opinion

We have audited the financial statements of Pennant Housing Association for the year ended 31 March 2026 which comprise the Association statement of comprehensive income, the statement of changes in reserves, the statement of financial position, the cash flow statement and its related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2026 and of the income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

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

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

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

Other Information

The Board are responsible for the other information. The other information comprises the information included in the Association annual report, other than the financial statements and our auditor's report thereon. The Board are responsible for the other information.

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

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

We have nothing to report in this regard.

Independent auditor's report to the members of Pennant Housing Association Limited

Matters on which we are required to report by exception

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

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

Responsibilities of the board

As explained more fully in the Statement of Responsibilities of the Board, (set out on page 3), the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intend to liquidate the 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.

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

We identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, and then, design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

We discussed our audit independence complying with the Revised Ethical Standard 2024 with the engagement team members whilst planning the audit and continually monitored our independence throughout the process.

Identifying and assessing potential risks related to irregularities.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- enquiring of management, including obtaining and reviewing supporting documentation, concerning the company's policies and procedures relating to:
 - identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
 - internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations;
- discussing among the engagement team how and where fraud might occur in the Financial Statements and any potential indicators of fraud. As part of this discussion, we identified potential for fraud in the following areas;
 - Purchasing in relation to the development programmes, including any sales to connected individuals at below market value;
 - The recognition of development expenditure in the correct period;
 - The rationale of any major fund flows during the period;

Independent auditor's report to the members of Pennant Housing Association Limited

- obtaining an understanding of the legal and regulatory frameworks that the company operates in, focusing on those laws and regulations that had a direct effect on the Financial Statements or that had a fundamental effect on the operations of the Association, The key laws and regulations we considered in this context included the UK Companies Act and relevant tax legislation.

Audit response to risks identified

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with relevant laws and regulations;
- enquiring of management concerning actual and potential litigation and claims; performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance and reviewing correspondence with HMRC; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

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

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

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. 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.

Bevan Buckland Audit Ltd

Chartered Accountants & Statutory Auditors
Cardigan House
Castle Court
Swansea Enterprise Park
Swansea
SA7 9LA

Date: 29th July 2026

Bevan Buckland Audit Ltd
Wales' Leading Independent Accountants

Statement of Comprehensive Income

	Note	2026 £'000	2025 £'000
Turnover	2	6,668	5,324
Operating costs	2	(5,847)	(5,597)
Surplus on Investments	2	104	-
Operating (deficit)/surplus	3	925	(273)
Share of result in joint ventures	4	(53)	(127)
Interest receivable and other income	5	70	53
Interest payable and similar charges	6	-	-
(Loss)/surplus on ordinary activities before taxation		942	(347)
Tax on surplus on ordinary activities	9	(188)	-
(Loss)/surplus for the year		754	(347)
Total comprehensive income for the year		754	(347)

The accompanying notes form part of these financial statements.

Historical cost surpluses and deficits were identical to those shown in the statement of comprehensive income.

The financial statements were approved by the Board on 29th July 2026 and were signed on its behalf by:

Chair

Board member

Board member

Patrick Hoare

Scott Allin

Luke Takeuchi

Statement of Changes in Reserves

	Total reserves £'000
At 1 April 2024	2,483
Loss from statement of comprehensive income 2025	(347)
	2,136
Surplus from statement of comprehensive income 2026	754
At 31 March 2026	2,890

Statement of Financial Position

	Note	2026 £'000	2025 £'000
Investments			
Investment in joint ventures	21	13,119	13,172
Long term investments	11	211	211
Homebuy loans	11	966	997
Total fixed assets		<u>14,296</u>	<u>14,380</u>
Current assets			
Work in progress	12	396	-
Debtors due within one year	13	278	255
Cash at bank and in hand		2,811	2,218
		<u>3,485</u>	<u>2,473</u>
Creditors: due within one year	14	(1,004)	(1,047)
Net current assets		<u>2,481</u>	<u>1,426</u>
Total assets less current liabilities		<u>16,777</u>	<u>15,806</u>
Grant relating to joint ventures	15	(12,673)	(12,673)
Homebuy grants due after more than one year	15	(966)	(997)
Provisions for liabilities	16	(248)	-
Net assets		<u>2,890</u>	<u>2,136</u>
Capital and reserves			
Share Capital	17	-	-
Revenue reserve		2,890	2,136
Total capital and reserves		<u>2,890</u>	<u>2,136</u>

The accompanying notes form part of these financial statements.

The financial statements were approved by the Board on 29th July 2026 and were signed on its behalf by:

Chair	Board member	Board member
Patrick Hoare	Scott Allin	Luke Takeuchi

Statement of Cash Flows

	Note	2026 £'000	2025 £'000
Net cash generated from operating activities	20	<u>419</u>	<u>591</u>
Cash flow from financing activities			
Interest payable		-	-
Net cash from financing activities		<u>-</u>	<u>-</u>
Cash flow from investing activities			
Proceeds from sale of investments		-	-
Proceeds from sale of fixed assets		104	-
Interest received		70	53
Net cash from investing activities		<u>174</u>	<u>53</u>
Net change in cash and cash equivalents		<u>593</u>	<u>644</u>
Cash and cash equivalents at beginning of year		<u>2,218</u>	<u>1,574</u>
Cash and cash equivalents at end of the year		<u>2,811</u>	<u>2,218</u>

Notes to the Financial Statements

Legal status

The Association is registered under the Co-operative and Community Benefit Societies Act 2014, and is a not for profit Registered Social Landlord with non-charitable status, registered with the Welsh Government. The Association is a subsidiary of Beacon Cymru Group Limited, which has charitable status and is also registered as a Registered Social Landlord with the Welsh Government.

1. Accounting policies

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

Format of accounts

The Association is a public benefit entity under FRS 102. The financial statements have been prepared in accordance with applicable financial reporting standards in the United Kingdom and Republic of Ireland (FRS 102), (effective 1 January 2019), including the Statement of Recommended Practice for "Accounting by Registered Social Housing Providers" as updated in 2018 (Housing SORP 2018), and comply with the Accounting Requirements for Social Landlords registered in Wales General Determination 2015.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgments and estimates have been made include

- Identification of performance obligations and timing of revenue recognition.
- Classification of financial assets and liabilities.

Going Concern

The Association's business activities, its current financial position and the factors likely to affect its future development are set out within the Report of the Board on page 1. The Association has access to debt facilities in Beacon which provide adequate resources to finance committed reinvestment and development programmes, along with day to day operations. The Association has a long-term business plan which shows that it can service these debt facilities while continuing to comply with lenders' covenants. The Association regularly carries out a reassessment of the business plan as well as an assessment of the likelihood of any imminent or future breach of borrowing covenants.

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

Turnover

Turnover comprises revenue from sale of properties developed for sale, commission on the sale of properties by Beacon, and fees charged to Beacon for managing other property transactions on its behalf. Surpluses or deficits resulting from the sale of fixed asset investments are shown in the income and expenditure account under surpluses/deficits from the sale of fixed assets. Revenue is recognised when the completion of the property transaction has been achieved. Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

Home Buy Option

Where the Association received an allowance from the Welsh Government to administer the sale of property under the "Home Buy Option" initiative and in turn has made an interest free loan to the purchaser secured by a Charge on the property, the whole of the loan together with allowances has been transferred to investments and matched Social Housing Grant retained.

Notes to the Financial Statements

Debtors

Short term debtors are measured at transaction price less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method less any impairment. Where deferral of payment terms have been agreed at below market rate and where material, the balance is shown at the present value, discounted at a market rate.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities including bank loans, are measured initially at fair value, net of transaction cost, and are measured subsequently at amortised cost using the effective interest method.

Work in progress

Work in progress comprises costs associated with properties under construction, valued at the lower of cost and net realisable value. Cost comprises materials, direct labour and direct development overheads. Net realisable value is based on estimated sales price after allowing for all further costs of completion and disposal.

Development costs

Development costs are capitalised in as much as they comprise purchase price, directly attributable costs to bring the properties into working condition for their intended use and incremental costs that would have been avoided only if the properties had not been constructed as required. Any other development costs which are not directly attributable have been written off to the Statement of Comprehensive Income.

Interest payable

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

- a) interest on borrowings specifically financing the development programme after deduction of social housing grant (SHG) received in advance; or
- b) a fair amount of interest on borrowings of the Association as a whole after deduction of SHG received in advance to the extent that they can be deemed to be financing the development programme.

Other interest payable is charged to the income and expenditure account in the year.

Fixed Asset Investments

Investments held as fixed assets are stated at cost due to being shared equity properties.

Notes to the Financial Statements

Deferred taxation

The payment of taxation is deferred or accelerated because of timing differences between the treatment of certain items for accounting and taxation purposes. Except as noted below, full provision for deferred taxation is made under the liability method on all timing differences that have arisen but not reversed by the balance sheet date.

In accordance with FRS 102, deferred tax is not provided for gains on the sale of non-monetary assets if the taxable gain will probably be rolled over.

Deferred tax is measured at the tax rates that are expected to apply in the periods when the timing differences are expected to reverse, based on tax rates and law enacted or substantively enacted at the balance sheet date. Deferred tax assets and liabilities are not discounted.

Joint ventures

The Association accounts for joint ventures under the gross equity method in line with Housing SORP 2018. The investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in share of net assets.

Investment property grants

Government grants received in respect of investment properties are recognised under the performance method. Where such grants are not subject to specified future performance related conditions they are recognised as income. Any grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Other grants

Other grants are receivable from local authorities and other organisations. Capital grants are shown as a liability on the statement of financial position. Grants in respect of revenue expenditure are credited to the Statement of Comprehensive Income in the same period as the expenditure to which they relate. Where an asset is donated by a public body an amount equivalent to the difference between fair value and consideration paid is treated as a non-monetary government grant and recognised on the statement of financial position as deferred income within liabilities. Where the donation is from a non-public source, the value of the donation is included as income.

Amortisation of grants

Grants relating to assets are recognised in income on a straight line basis over the expected useful life of the asset. Government grants received for housing properties are recognised in income over the expected useful life of the housing property structure – over 10 – 150 years.

Where grants are received in advance they are carried forward as current liabilities to be matched against future capital expenditure as it is incurred. Grants receivable in respect of completed schemes or those under construction are included as debtors in the financial statements.

Financial instruments

Financial assets and financial liabilities are initially measured at the transaction price adjusted, where the financial asset or liability is not required to be held at fair value, for any directly attributable costs of acquisition.

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.

Commitments to receive or make a loan to another entity which meet the conditions in para 11.8(c) of FRS 102 are measured at cost less impairment.

Notes to the Financial Statements

Financial instruments held by the Group are classified as follows:

- cash is held at cost
- financial assets such as current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest method
- financial liabilities such as bonds and loans are held at amortised cost using the effective interest method
- loans to or from subsidiaries including those that are due on demand are held at amortised cost using the effective interest method
- commitments to receive or make a loan to another entity which meet the conditions above are held at cost less impairment

Financial assets and financial liabilities at fair value are classified using the following fair value hierarchy:

- a) the best evidence of fair value is a quoted price in an active market
- b) when quoted prices are unavailable, the price of a recent transaction for an identical asset, adjusted to reflect any circumstances specific to the sale, such as a distress sale, if appropriate
- c) where there is no active market or recent transactions then a valuation technique is used to estimate what the transaction price would have been on the measurement date in an arm's length exchange motivated by normal business considerations

Warranty provision

Provisions for warranties are recognised when the association has a present legal or constructive obligation as a result of a past event; it is probable that an outflow of resources will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

Provisions for liabilities

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

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

Notes to the Financial Statements

2. Particulars of turnover, cost of sales, operating costs and operating surplus

Continuing activities

	2026			
	Turnover £'000	Operating costs £'000	Surplus on sale £'000	Operating surplus £'000
Other social housing activities				
Non social housing activities				
Properties developed for outright sale	-	10	-	10
Commissions and Fees	3	(11)	-	(8)
Construction services	6,665	(5,846)	-	819
Surplus on sale of investments	-	-	104	104
	<u>6,668</u>	<u>(5,847)</u>	<u>104</u>	<u>925</u>

	2025			
	Turnover £'000	Operating costs £'000	Surplus on sale £'000	Operating surplus £'000
Other social housing activities				
Non social housing activities				
Properties developed for outright sale	310	(258)	-	52
Commissions and fees	3	(3)	-	-
Construction services	5,011	(5,336)	-	(325)
Surplus on sale of investments	-	-	-	-
	<u>5,324</u>	<u>(5,597)</u>	<u>-</u>	<u>(273)</u>

3. Operating surplus

The operating surplus is arrived at after charging:

	2026 £'000	2025 £'000
Auditor's remuneration (including VAT)	9	9
Other non-audit services (including VAT)	<u>1</u>	<u>1</u>

Notes to the Financial Statements

4. Share of result in joint ventures

	2026 £'000	2025 £'000
Deficit on share in joint ventures	<u>(53)</u>	<u>(127)</u>

5. Interest receivable and other income

	2026 £'000	2025 £'000
Interest receivable from affiliated parties	<u>70</u>	<u>53</u>

6. Interest payable and similar charges

	2026 £'000	2025 £'000
Loans and bank overdrafts	<u>-</u>	<u>-</u>

7. Employees

The Association did not employ any staff during the year. Staff engaged in activities undertaken on behalf of the Association are employed by Beacon Cymru Group Limited. The associated staff costs are apportioned and charged to the Association by Beacon Cymru Group Limited based on the estimated time spent on Association activities. These charges are included in operating costs.

8. Board members and executives

No fees or expenses were paid to non-executive board members during the year. No senior executives were paid in the year by the Association.

9. Tax on deficit on ordinary activities

The tax rate for the year is 25% (2025: 25%)

	2026 £'000	2025 £'000
Current tax		
UK corporation tax on (deficit)/surplus for the year	188	-
	<u>188</u>	<u>-</u>

Notes to the Financial Statements

10. Investment in joint ventures

Investment in joint ventures relates to a collaborative venture of housing associations in Wales. There are two joint venture companies, The Welsh Housing Partnership Limited and WHP2 Limited. Both companies are joint ventures between the Association, Hendre Group, Pobl Group and Cymdeithas Tai Clwyd.

The investments represent equity shares held by the Association in the joint venture companies. Note 19 indicates the investment in each joint venture company and the Association's share in joint venture results.

The Association has received social housing grant to help fund the venture.

In March 2024 WHP2 completed a refinance of £30million of existing debt with the Welsh Government. This debt is fixed for a period of 12 years. WHP2 financed the remainder of its debt in the capital markets on 10 year terms.

11. Investments

	2026 £'000	2025 £'000
Long Term Investments	211	211
	2026 £'000	2025 £'000
Home Buy Loans		
At 1 st April	997	997
Loans Redeemed	(31)	-
At 31 st March	<u>966</u>	<u>997</u>

12. Work In Progress

	2026 £'000	2025 £'000
Llannon, Carmarthanshire	396	-
	<u>396</u>	<u>-</u>

13. Debtors

	2026 £'000	2025 £'000
Other debtors	278	255
	<u>278</u>	<u>255</u>

Notes to the Financial Statements

14. Creditors: Amounts falling due within one year

	2026 £'000	2025 £'000
UK Corporation tax	188	-
Amounts due to Beacon Cymru	4	32
Trade creditors	292	240
Accruals	520	612
Deferred income	-	163
	<u>1,004</u>	<u>1,047</u>

The Association provides for anticipated costs of rectifying defects identified in completed developments. The provision is calculated based on management's assessment of likely future expenditure, taking into account historical experience, known defects and discussions with contractors and professional advisers.

For the year ended 31 March 2026, the provision has been estimated at £2,500 per completed unit. Actual costs incurred may differ from those estimated due to variations in the nature and extent of defects identified and the success of recovery from third parties. This provision has been included in creditors within one year.

15. Creditors: Amounts falling due after more than one year

	2026 £'000	2025 £'000
Grant relating to joint ventures	12,673	12,673
Homebuy grant	966	997
	<u>13,639</u>	<u>13,670</u>

16. Provision for Liabilities

The Association has recognised a provision of £248,272 in respect of anticipated costs associated with infrastructure and road adoption obligations on completed developments.

The provision is based on management's best estimate of expenditure required to settle the obligation at the reporting date. In determining the provision, management has considered information provided by contractors, professional advisers and local authority correspondence regarding the extent of remedial works required prior to adoption.

There remains uncertainty regarding:

- the scope and specification of works ultimately required by the local authority;
- the timing of road adoption;
- future construction and contractor costs; and
- whether additional remediation works may be necessary.

The outcome may differ from the estimate currently recognised. Management considers that a reasonably possible change in assumptions could result in the provision changing. The provision will be reviewed annually and updated as further information becomes available.

Notes to the Financial Statements

17. Called up share capital

	2026 £	2025 £
Shares of one pound each fully paid and issued	12	12
The shares provide members with the right to vote at general meetings, but do not provide any rights to dividends or distributions on winding up.		

18. Capital commitments

	2026 £'000	2025 £'000
Capital expenditure		
Contracted less certified	8,751	6,891
Expenditure authorised by the Board, but not contracted	-	-
	8,751	6,891

19. Analysis of changes in net debt

	At 1 April 2025 £'000	Cash flows £'000	Movement in creditors due within one year £'000	At 31 March 2026 £'000
Cash at bank and in hand	2,218	593	-	2,811
	2,218	593	-	2,811

20. Net cash flow from operating activities

	2026 £'000	2025 £'000
(Deficit)/surplus for the year	754	(347)
Adjustments for non-cash items		
Share of operating deficit in joint ventures	53	127
(Surplus) on sale of investments	(104)	-
Taxation Charge	188	-
Working capital movements		
(Increase)/ Decrease in properties for sale and WIP	(396)	103
(Increase)/ Decrease in trade and other debtors	(24)	81
(Decrease)/ Increase in trade and other creditors	(202)	760
(Decrease) in intercompany creditors	(28)	(80)
Increase in Provisions	248	-
Adjustments for investing or financing		
Interest receivable	(70)	(53)
Interest payable	-	-
Net cash generated from operating activities	419	591

Notes to the Financial Statements

21. Joint ventures

The joint ventures relate to 30% holdings held by the Association in The Welsh Housing Partnership Limited (WHP) and WHP2 Limited (WHP2), both companies being incorporated in the United Kingdom.

The principal activity of the companies is to purchase properties and lease them to housing associations connected to the investors. Their principal place of business is the Pobl Group offices at The Old Post Office, Exchange House, High Street, Newport, NP20 1AA.

WHP was incorporated in August 2011 and WHP2 was incorporated in December 2016.

The latest financial statements of WHP and WHP2 have been prepared to 31 December 2025. The year end does not coincide with the Association's year end of 31 March 2026. The Association's share of the surplus of WHP and surplus of WHP2 from the 31 December 2025 period has been absorbed into the Group's March 2026 year end via the gross equity method. There were no material transactions between 31 December 2025 and 31 March 2026 other than as described in note 10.

The Association's share of the joint ventures at 31 December 2025 was as follows:

	WHP December 2025 £'000	WHP2 December 2025 £'000	Total December 2025 £'000	December 2024 £'000
Turnover	1,132	1,034	2,166	2,373
Administrative expenses	(106)	(84)	(190)	(205)
Surplus on sale of assets	-	-	-	-
Operating surplus	<u>1,026</u>	<u>950</u>	<u>1,976</u>	<u>2,168</u>
Interest payable and similar charges	(970)	(1,023)	(1,993)	(2,267)
Other finance costs	-	-	-	-
Profit on ordinary activities before taxation	<u>56</u>	<u>(73)</u>	<u>(17)</u>	<u>(99)</u>
Tax on profit on ordinary activities	(36)	-	(36)	(28)
Profit for the financial year	<u>20</u>	<u>(73)</u>	<u>(53)</u>	<u>(127)</u>
Fixed assets	32,468	27,842	60,310	60,464
Current assets	1,548	459	2,007	1,914
Creditors: falling due within one year	(601)	(836)	(1,437)	(1,486)
Creditors: falling due after more than one year	(27,683)	(20,077)	(47,760)	(47,720)
Shareholders' funds	<u>5,731</u>	<u>7,388</u>	<u>13,119</u>	<u>13,172</u>

Notes to the Financial Statements

Association share in joint ventures:	March 2026 £'000	March 2025 £'000
WHP		
WHP investment as at 31 December	4,891	4,891
Interest in WHP	840	819
Total interest in WHP	<u>5,731</u>	<u>5,710</u>
WHP2		
WHP2 investment as at 31 December	7625	7,625
Interest in WHP2	(237)	(163)
Total interest in WHP2	<u>7,388</u>	<u>7,462</u>
Investment in joint ventures	<u>13,119</u>	<u>13,172</u>

22. Contingent liability

Social housing grant may become repayable in the following circumstances:

- Disposal of a property (including disposals on assisted ownership terms) other than to another RSL
- Change of use of a property to a use that would be eligible for a lesser amount of grant;
- Change of use of a property to a use that would not be eligible for a grant;
- Demolition of a property where the site does not form part of a new social housing development by an RSL
- A disposal giving rise to a repayment of discount under Schedule 2 to the Housing Association Act 1985.

23. Related parties

There were no purchases of newly developed properties from Beacon for market sale on the open market during the financial year, or in the previous year.

There were no property sales or other property transactions managed by the Association on behalf of Beacon in the financial year, or in the previous year.

Beacon has a loan agreement with the Association in that a maximum borrowing of £5m can be taken at any one given time. Interest is charged at a rate of 4.0% per annum (variable) on this loan to the extent that it is funding the Association's day to day activities. Interest is not charged on the element of the loan required by the Association to invest in joint ventures on the basis that this investment is at Beacon's request and the Association does not expect to receive dividends in the normal course of business of the joint venture companies. Interest charged to the Association during the year amounted to £nil (2025: £nil).

The Association has a loan agreement with Beacon in that surplus funds may be invested in Beacon thereby optimising the borrowings of the Group as a whole. Interest is charged at 3.5% (variable) on this loan. Interest charged to Beacon Cymru Group Limited during the year amounted to £nil (2025: £nil).

Pennant Housing Association developed properties at Llannon, Carmarthenshire for social rent on behalf of Beacon Cymru Group during the year. On consolidation turnover of £6,665,634 (2025: £5,013,085) and cost of sales of £5,610,879 (2025: £5,013,085) have been removed along with a reduction in property assets of £1,054,755 (2025: nil).

Beacon Cymru Group Ltd charge Pennant Housing Association for apportioned staff and overhead costs in the year £297,012 (2025: £385,230) was charged and removed on consolidation.

24. Parent Company

The ultimate parent undertaking of the Association during the year was Beacon Cymru Group Limited.