Broadacres Housing Association Limited

Annual report and financial statements

for the year ended 31 March 2024

Registered number: 27656R

Broadacres Housing Association Limited

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Broadacres Housing Association Limited

Board Members, Management Team, Advisors and Bankers

Board Members

Helen Simpson (Chair)
Simon Brooksbank
Oliver Colling
Ian Foy
Kate Franklin (Appointed 14 September 2023)
Justin Ives (Resigned 30 April 2023)
Luke Gallagher
Keith Holloway
June Mulroy
Ann O'Hanlon (Retired 30 September 2023)
Timothy Payne (Appointed 14 September 2023)
Ruth Snell
Victoria Tolmie-Loverseed

Independent Members

Gail Monnickendam	Group Audit & Risk Committee
David Boyes-Watson (Resigned 31 August 2023)	Group Asset & Development Committee
Ruth Dent	Group Asset & Development Committee
Charlotte Bayley (Appointed 01 January 2024)	Group Asset & Development Committee
Robin Norton	Group Customer Experience Committee

Customer Members

Colin Fisher	Group Customer Experience Committee
Glyn Mucklow	Group Customer Experience Committee
Melissa O'Donnell	Group Customer Experience Committee
Rebecca Dixon	Group Customer Experience Committee

Management Team

Gail Teasdale	Chief Executive
Helen Fielding	Director of Development and Investment
Andy Powell	Director of Customer Experience
David Smith	Director of Resources
Claire Townson (Appointed 28 August 23)	Director of People, Digital & Communications

Company Secretary

David Smith

Broadacres Housing Association Limited

Registered office

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Banker

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North Yorkshire
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Broadacres Housing Association Limited

Chair's statement



I am pleased to present our annual report. As I write this the environment we operate in is changing again.

The new Government has made clear that it is sees housing as a core part of its programme. The focus will be on the delivery of 1.5m homes in the next five years with a focus on affordable housing. At the same time, they have made it clear that the quality of existing homes needs to improve with the announcement that all social homes should be at SAP C or better by 2030.

We now have a Mayor for York and North Yorkshire who again is focussed on new affordable homes. The Mayoral programme has four themes and affordable housing is one of these.
The North Yorkshire Council has a new housing strategy which again is focussed on the need for more affordable housing.

This change in emphasis from key partners means that our Corporate Strategy 2023-2028 which has building 1,000 new homes and ensuring all homes achieve SAP C or better by 2028 is aligned with both national and local government. The challenge is affording this scale of investment, so we are planning to source new funds in 2024/25 and lobbying through the National Housing Federation to ensure the right policy measures are put in place.

We have continued to focus on North Yorkshire delivering 157 new homes and investing in our existing homes so 80% are now SAP C or better. Feedback from customers on the impact these measures are having on their lives is encouraging and reaffirms that the priorities in our Corporate Strategy are the right ones.
During the year our development at Sowerby completed and the those at Tall Trees and Sedbergh made good progress despite challenges around materials. The increased cost of mortgages (which impacted the whole housing market) slowed our sales but we are now beginning to see the market improving as mortgage rates decrease and the quality of our homes is appreciated by customers.

I was pleased recently to welcome Dean John Dobson of Ripon Cathedral, who chaired the Rural Commission, to our five homes development in Bainbridge. The Rural Commission called for all rural parishes to develop five homes and these quality homes are a good example of doing just that. Our rural development programme has a pipeline of similar schemes which I look forward seeing come to fruition during the life of the Corporate Strategy.

Delivering quality homes is important, but not our only focus - we also need to ensure our customers have a quality experience. This year we published our first set of regulatory Tenant Satisfaction Measures (TSMs) showing top quartile performance in most areas, apart from complaints handling. In response to this a new system has been introduced, training has been given to colleagues and we have asked our excellent Customer Scrutiny Group to review processes from a customer perspective. Our annual customer satisfaction score was 79.6 against a housing association median of 70.6. This represents a strong performance given the trend for customer satisfaction is a marked decline.

Finally, I want to say 'thank you' to our customers, colleagues, and partners for another successful year of working together through difficult times. I look forward to next year as Broadacres continues to deliver for North Yorkshire.

Helen Simpson,
Chair, Broadacres

Broadacres Housing Association Limited
Strategic Report

Chief Executive's statement



As we enter the second year of the new Corporate Strategy we are focused on delivering our three Corporate Objectives, Great Homes, Great Customer Experiences and Great Communities which will be enabled by Great People, Great Digital Platform, Great Finances and Great Governance.

Our homes are places, our customers build their lives in, with tenancies of over 40 years not uncommon. Our homes should be places that are SAFE, SECURE and WARM. This year it is the word WARM that stands out as energy prices may have declined but remain much higher than before the energy crisis. As a consequence, the quality of those homes is really important. We will continue to invest in our existing homes so customers need less energy to stay warm. An example of this approach is the introduction of triple glazing to our window replacement programme. By the end of the year, we will have a detailed plan on how to meet SAP C for every home.

Our new home programme will continue to deliver homes on large land led schemes, s106 homes from local builders and small local rural schemes. These homes will enable thriving communities.

Our focus in 2024/25 is on:
Great Homes

- Invest a further £3.2M in energy efficiency which will raise another 255 homes to SAP C or above. We continue to use all new lets as an opportunity to do the intrusive retrofit work that is required.
- We will install 12 air source heat pumps, so that 1 in 8 of our homes is heated this way, topping up insulation levels at the same time where necessary.
- Deliver year two of our Social Housing Decarbonisation Funded programme, which will see us installing solar panels in 216 homes, floor insulation in four homes, loft insulation in 79 homes and ASHPs in 12 homes.
- Invest £7m in our existing homes to ensure they meet our home standard and provide an additional £7m of repairs and maintenance.
- Build 123 new homes which will meet a variety of needs.

Great Customer Experiences

- Our customer survey again ranked us in the top quartile of all organisations. We will continue to focus customer feedback as a way to drive improvements.
- Invest in our ICT systems so we can deliver improved customer experiences.
- Be agile in how we work using the principle that our ways of working have to work for customers and colleagues alike.
- Focus on real time data collection and dashboards to complement periodic surveys.

Great Communities

- Embed our neighbourhood officers in the community and improve our response to ASB
- Build on the partnerships we have across North Yorkshire and beyond.
- Continue to deliver our fantastic apprentice programme with five apprentices this year.

We know the year ahead will bring new challenges, but we are confident that the 'One Broadacres' team will have the agility to continue to deliver for our customers, colleagues and partners, yet again demonstrating that Broadacres is the BEST RURAL HOUSING ASSOCIATION.

Gail Teasdale
Group Chief Executive

Broadacres Housing Association Limited
Strategic Report

Association highlights, five-year summary

For the Year Ended (31 March)	2024	2023	2022	2021	2020
	£000	£000	£000	£000	£000
Statement of Comprehensive Income					
Total turnover	51,306	47,242	41,463	39,230	37,890
Operating Surplus from Lettings	8,030	7,709	6,152	6,217	6,407
(Deficit)/Surplus for the year before taxation	(176)	194	(1,163)	(784)	500
Statement of Financial Position					
Intangible and tangible fixed assets at valuation or cost net of depreciation	394,287	367,168	356,507	340,717	334,830
Investments	504	504	504	484	484
Net current assets	13,362	11,785	11,186	5,608	5,538
	408,151	379,457	368,197	346,809	340,852
Long term liabilities	226,434	196,232	184,290	162,070	155,254
Pension liability	2,837	2,297	4,390	9,686	5,423
	229,271	198,529	188,680	171,756	160,677
Reserves:					
Revaluation	42,176	42,176	42,176	42,176	42,176
Accumulated surplus	136,705	138,752	137,341	132,877	137,999
	178,881	180,928	179,517	175,053	180,175
	408,151	379,457	368,197	346,809	340,852
Accommodation (Homes at 31 March)					
	No.	**No.**	**No.**	**No.**	**No.**
General Needs **	6,083	6,029	6,041	5,997	5,884
Supported Housing **	336	333	258	274	344
Shared Ownership	364	293	260	245	187
	6,783	6,655	6,559	6,516	6,415
** 70 Homes recategorised in 2020/21 from Supported Housing to General Needs					
Statistics					
(Deficit)/Surplus as a % of turnover	(0.3%)	0.5%	(3%)	(2%)	1%
Rent arrears (net arrears as % of rent and service charges receivable)	1.8%	3.0%	3.0%	2.5%	2.6%
Liquidity (current assets divided by current liabilities)	2.5	2.5	3.1	1.7	1.8

Broadacres Housing Association Limited
Strategic Report

Group Financial Review

The year to 31 March 2024 has resulted in a Group deficit before tax of £297k (2023: surplus £8k). The core business of providing affordable housing has produced a financial result in line with expectations for the Group. The principal reasons for the performance are as follows:

- The Group's core affordable housing business made an operating surplus of £8,248k (2023: £7,568k).
- Sale of housing generated a surplus of £278k (2023: £486k).
- Economic conditions have seen operating costs increase as well as delays in the supply of new homes, both impacting rental and sales income.
- Homes are shown at gross cost net of depreciation at a value of £386,373k (2023: £362,862k) and the Board consider that this valuation remains appropriate as at 31 March 2024.
- During the year the Group invested £15,034k (2023: £9,123k) in maintenance, improvements and enhancements, reflecting the continued focus on improving existing homes.
- During the year new homes, costing £25,771k (2023: £11,305k), were developed, with a further £29,329k held in work in progress (2023: £32,187k) reflecting the Group's continued focus on development. 157 new homes were added to the portfolio (2023:117)
- Interest payable increased to £8,946k (2023: £8,033k) reflecting the additional borrowing in line with the treasury management strategy and rises in interest rates.
- The Group also conducted its annual impairment review of the value at which it carries its assets in its Statement of Financial Position. This review has resulted in a small impairment of £313k. (2023: £347k).

After the transfer of the total comprehensive deficit for the year, the Group's reserves amounted to £176,597 (2023: £178,767k).

The pension fund liability has increased to £2,837k (2023: £2,297k) due to an actuarial loss on the SHPS scheme.

Statement of Comprehensive Income

The main elements of the Group's financial results are:

Key Elements	2024 £000	2023 £000	Movement £000
Turnover on social housing lettings	40,100	35,905	4,195
Turnover from property sales	5,795	4,804	991
Support services income	919	880	39
Ability Based Learning Experience (ABLE)*	-	9	(9)
Operating costs (including depreciation and impairment)	31,852	28,337	3,427
Housing depreciation	7,840	7,424	416
Impairment of housing	(313)	(347)	34
Interest payable and other financing costs	8,946	8,033	913

*Our Activity Based Learning Experience (ABLE) is now operated by a local charity under an arm's length agreement. The service was transferred on 1 April 2023.

Key information about the results is explained as follows:

- Turnover from social housing lettings increased by £4,195k due to the annual rental increase and the number of available homes for letting increasing through the completion of development projects.
- Turnover from property sales increased by £991k, due to the timing of schemes coming to completion. It is planned for this figure to increase further in 2024/25 with £13,750k of sales forecast.
- Support services include extra care, sheltered, women's refuge, mental health and young homeless schemes.

The majority of the Association's operating surplus (£8,030k) continues to be sourced from rental income.

Statement of Financial Position

At 31 March 2024, the Association's Statement of Financial Position showed total assets less current liabilities of £408,238k (2023: £379,457k). This is an increase from last year and the main points are:

- Expenditure on developments to deliver new social homes was £24,173k.
- At 31 March 2024 current assets include £1,477k of homes/land available for sale compared to £1,177k last year.

The Board consider that the results for the year have been as expected and that Broadacres has adequate resources to achieve the objectives set out in its Corporate Strategy and Business Plan.

Capital structure and treasury policy

Broadacres has a treasury policy which follows the revised CIPFA Code of Practice. The approach is that treasury management is a function to allow access to funds to carry on the business; it is not a separate activity that is expected to produce surpluses. As such, whilst the Group endeavours to borrow at as low a cost as possible, the objective is to primarily manage cash flow effectively and monitor the inherent risks in treasury activities by maintaining a reasonable split of fixed and variable loans. The Group borrowings and investments are with financial institutions that meet strict criteria and the objective is to keep fixed rate loan balances to at or about 70% of total portfolio.

The Group existing loan facilities and borrowings at cash values are set out in the table on the following page.

Broadacres Housing Association Limited
Strategic Report

Loan Portfolio Mar 24	Int* Rate	Nationwide £000's	RBS Syndicate £000's	Barclays £000's	Hambleton £000's	Mortgomas £000's	Housing Corp £000's	Total Borrowing £000's	
Fixed interest rate loans:									
Facility A 26 Jun 2006	5.55%		19,650					19,650	
Facility C 30 Jun 2010	5.55%		8,094					8,094	
Facility 19 Oct 2049	4.83%			55,000				55,000	
Treasury Corporation Loan	8.50%						62	62	
Tranches A to E									
Tranche B 5 December 2025	4.09%				2,000			2,000	
Tranche C 5 December 2030	4.37%				3,000			3,000	
Tranche D 10 January 2029	4.64%				6,000			6,000	
Tranche E 5 May 2041	4.45%				15,000			15,000	
Sub Tranche Z 15 December 2026	3.85%				800			800	
Sub Tranche 3 7 March 2034	3.85%				1,200			1,200	
Sub Tranche 4 7 March 2038	3.81%				1,600			1,600	
Sub Tranche 5 7 March 2044	3.86%				6,000			6,000	
MORtomas fixed to 2036	3.09%					16,100		16,100	
Total Fixed Loans		0	27,750	55,000	33,600	16,100	62	132,512	70%
Variable interest rate loans (margin):									
Facility B Revolver	1.80%		30,500					30,500	
Facility C Revolver			10,350					10,350	
Nationwide	1.20%	8,750						8,750	
Total Variable Loans		8,750	40,500	0	0	0	0	57,250	30%
Total Loans Utilised	98%	8,750	70,250	55,000	33,600	16,100	62	189,762	100%
Total Facilities		10,000	77,250	55,000	33,600	16,100	62	193,012	

The RBS/NatWest loan is being repaid on a gradual basis and commenced in 2022-23. The Barclays loan, taken out in 2008-09, was a 40-year loan and repayments do not commence until 2038 and will thereafter be paid in ten equal instalments. The Hambleton District Council loan repayments commenced in October 2020 and are repayable between five and 25 years to successor authority North Yorkshire Council.

The Treasury Policy dictates that Broadacres Housing Association should have access to at least 24 months of funds to meet operating requirements and this is monitored on a quarterly basis. No new finance was raised in the year following the refinancing exercise completed in 2021-22. Borrowing activity has been limited to the drawdown of agreed loans in line with our financial plan.

The repayment profile of the loan balance is:

Current Loan Portfolio	**£000**
Repayments within 1 year or less	1,050
Repayments beyond 1 year but less than 2 years	3,200
Repayments within 2 years but less than 5 years	15,300
Repayments over 5 years	170,212
	189,762

Average fixed interest rate is 5.17%, (2023: 5.17%) with the average margin on floating rate loans 1.6% (2023: 1.5%).

Cashflows

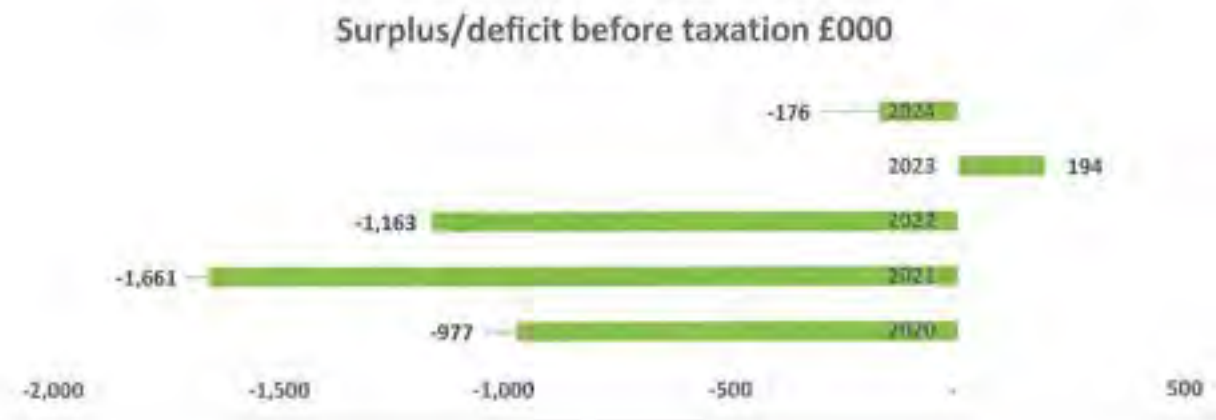
Cash inflows and outflows for the year ended 31 March 2024 are set out in the cashflow statement on page 40. The net cash inflow from operating activities was £10,141k (2023: £12,920k). At the year end the Group had £1,967k cash available (including an overdraft facility).

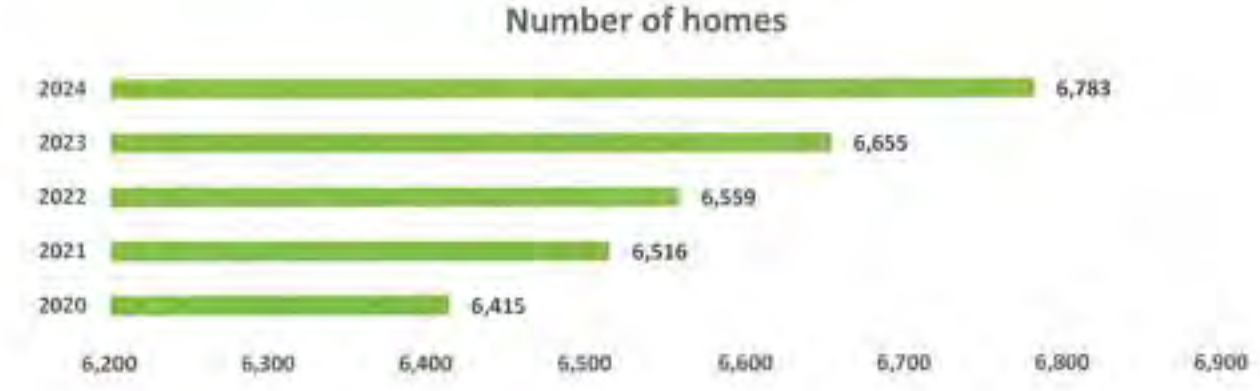
Group bank balances as at the date of signing these accounts, 12 September 2024, is £2,627k

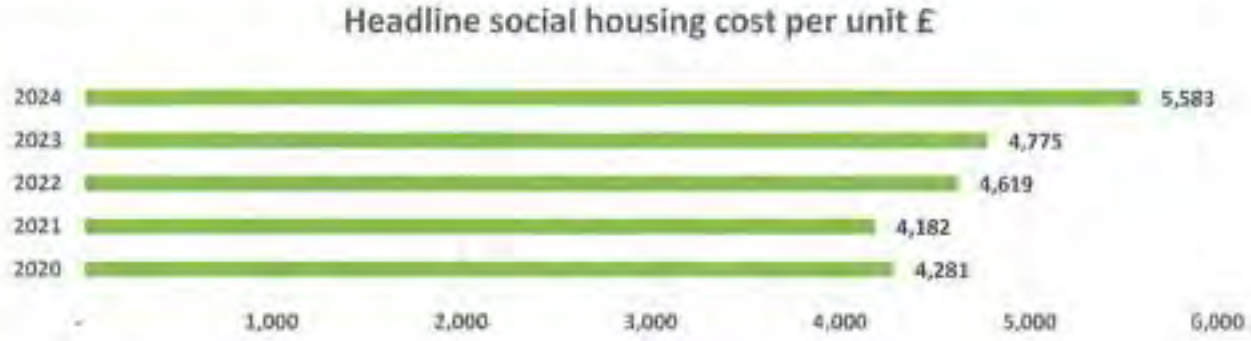
Group Performance

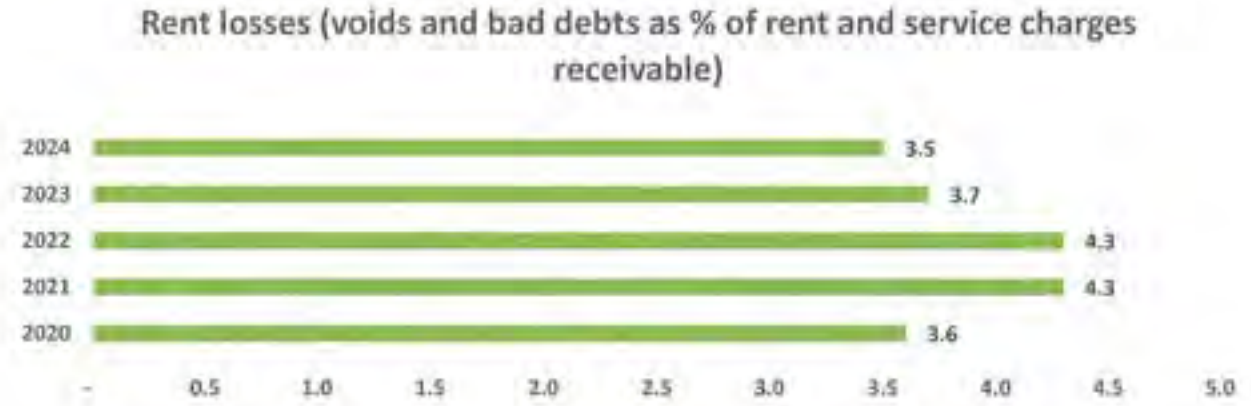
The following graphs show the year on year comparison for the main KPI's that look at the performance of the Group.

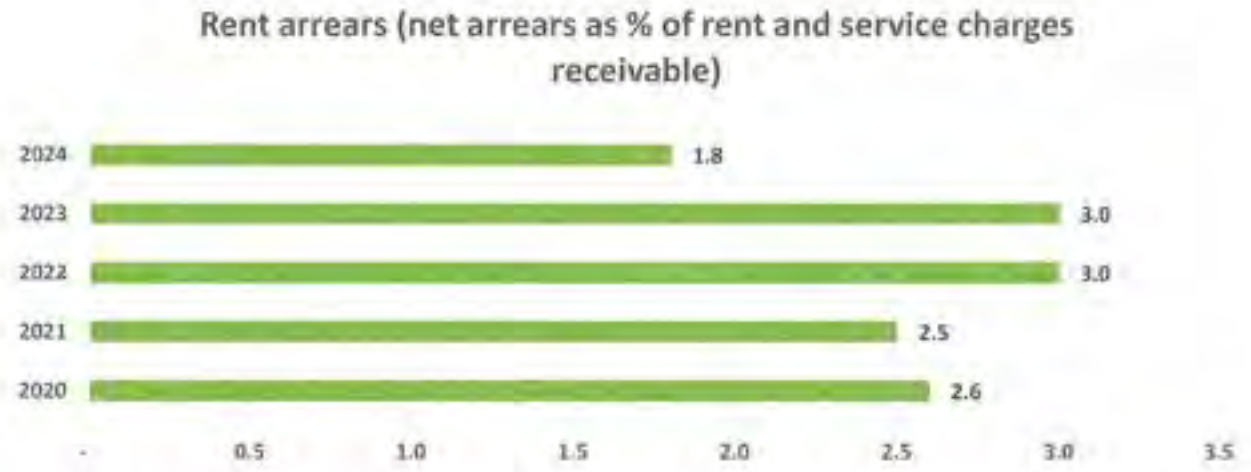












Performance of subsidiaries

Broadacres Services Limited (BSL) recorded a surplus of £163,904 for the year (2023: deficit of £140,226). The financial performance in year was in line with expectations.

Mulberry Homes Yorkshire Limited (MHYL) made a deficit of £(356,885) for the year (2023: deficit of £297,564). The financial performance in year has been in line with expectations as the year end position reflects development schemes currently in progress, along with profit recognised on the sale of two completed properties.

Services to tenants and residents

Below are the 2023-24 survey results.

Performance Indicator	Broadacres	UK all Sector Jan 2024	Public Sector (Local)
Overall Satisfaction	79.6	76.0	70.6
Net promoter Score – "Likelihood a customer would recommend us to someone"	40.7	18.7	3.1
Customer Effort – "How much effort the customer had to make to complete transaction" out of 10	3.3	4.9	5.5

Customer Involvement / Community Investment KPIs	
Number of customers involved in informal/ formal consultation activities (including digital)	10,171
Number of customers affected by community investment activities	12,000

Tenant Satisfaction Measures

The Tenant Satisfaction Measures (TSMs) are a statutory reporting requirement included in the Transparency, Influence and Accountability Standard which is one standard in the Consumer Standards that came into effect on 1 April 2024.

The TSMs include an overall satisfaction rating and other ratings grouped into five main themes. Each theme includes a combination of data measured directly by Broadacres and data gathered through the tenant perception survey. The themes are:

- Keeping properties in good repair
- Maintaining building safety
- Respectful and helpful engagement
- Effective handling of complaints
- Responsible neighbourhood management

The full set of 22 TSMs includes landlord reported measures and the results from the Tenant Perception Survey that was carried out by Acuity on Broadacres' behalf in Autumn 2023.

In summary, despite the current challenges in the sector, we have achieved high levels of satisfaction. 86% of our customers were either very or fairly satisfied whilst 6% of our customers are dissatisfied with the overall service. The NHF /Housemark Benchmarking figures show that in 2022-23 the median overall satisfaction with services was 77%.

Our TSMs are available on our website at www.broadacres.org.uk/about-us/how-are-we-performing/tsms. However, in summary our high and low satisfaction scores are illustrated below:

TSM - Summary Satisfaction Scores:



Repairs and maintenance

The following table shows the main key indicators:

Performance Indicator	2023/24	2022/23	2021/22	2020/21	2019/20
Average Time to complete a repair (days)	10.7	11.2	9.4	9.2	14.9
Percentage Appointments kept	97.33%	97.17%	96.76%	97.16%	98.00%
Percentage Satisfied with responsive repairs	89.70%	96.00%	89.05%	88.10%	98.25%
Percentage Gas Serviced	99.88%	99.92%	100.00%	100.00%	100.00%

Customer Service and Digital Inclusion

Customer compliments continue to be reported alongside complaints to provide a balanced view of customer service and service delivery. In 2023-24 there were 279 complaints. In 2023-24, two customers who had exhausted our complaints process asked the Housing Ombudsman to investigate their complaint. Both cases are still with the Housing Ombudsman.

The following table shows the indicators for complaints and compliments:

Performance Indicator	2023/24	2022/23	2021/22	2020/21	2019/20
Complaints	279	227	194	203	206
Compliments	240	172	258	181	224

Housing Management

Void loss continues to be high due to homes taking longer to relet. This reflects the decision to undertake more intrusive work when homes are empty to improve their energy efficiency.

The following table shows the main key indicators:

Performance Indicator	2023/24	2022/23	2021/22	2020/21	2019/20
Current tenant rental arrears Gross %	1.81%	2.44%	2.96%	3.83%	3.4%
Total Net Arrears £000	655	819	925	849	816
Former rental arrears £000	563	463	426	295	337
Debts written off – Former Arrears	164	118	121	57	174
Voids loss £000	1,224	1,116	1,327	1,346	731
Average re-let times (days) Net re-lets days	76.0	76.4	80.2	110.0	39.4
Empty homes	2.7%	3.3%	3.3%	3.5%	1.9%
Evictions due to rent arrears	2	5	2	1	8
ASB Cases	288	258	168	201	140
Relets	568	540	512	610	366

Health and Safety

During the year there have been 65 incidents (2023:46), four (2023: three) of which were reportable to the Health & Safety Executive (RIDDOR classifications). None of the incidents had a material impact on Broadacres. The Group Board has set a risk appetite for Health and Safety which is risk averse.

Growth Strategy

An ambitious growth strategy was approved by the Board in November 2023, for the period 2023 through to 2028. This is based upon clearly demonstrated housing need and the financial viability of investment proposals and focusses on developments principally within North Yorkshire. Through the development programme 156 new homes were completed in 2023-24 as follows:

Tall Trees, Yarm	27	Rose & Crown, Bainbridge	5
Hockley Croft, Boroughbridge	16	Sowerby, Thirsk	54
ECHO, Collier Hill, Colburn	7	Refugee Homes, various locations	30
St Monicas Garth, Easingwold	2	Foxholme Lane, Masham	4
Goldsborough, Knaresborough	12		

Homes continue to be sold through Right to Buy, one was sold during this year (2023: five). There were seven (2023:three) homes which were sold during the year through discount for sale and outright sales.

Performance indicators	2024	2023	2022	2021	2020
Home completions	**157**	117	79	112	126
Right to Buy homes sold	**1**	5	0	6	1

Broadacres continues to have excellent relationships with local house builders and has been successful in purchasing homes under S106 requirements and it is expected that this will continue where planning arrangements require such provision. 73 homes were sold via various low-cost home ownership schemes (2023: 45).

Broadacres Services Limited and Mulberry Homes Yorkshire Limited continued to develop houses for private sale. Mulberry Homes sold six properties in the year (2022-23 sold: two), with 26 sales planned in 2024-25.

Broadacres are now in year one of a revised Growth Strategy (2023-28). The Growth Strategy targets 1,000 new homes to be delivered by March 2028. Broadacres is currently undertaking a wide range of development activities which are contributing to this aim. In 2024-25 the forecast is to deliver a further 123 new homes with 100% of those homes already contracted for or being developed on land in the ownership of Broadacres.

The current programme includes a number of tenure types which will provide quality homes for a variety of communities and customers. Alongside the programme of Affordable and Socially rented homes a range of home ownership options is offered to customers across North Yorkshire with shared ownership and discount market sale home available to own from a 10% share. A ground-breaking Passivhaus scheme which will enable adults with learning difficulties the opportunity to live independently in homes which are highly efficient leading to lower energy bills and a bespoke property type which suits their individual needs was completed and opened in June 2023.

The Group Asset and Development Committee meets quarterly to scrutinise and challenge proposals for development and major asset investment across the Group. The Committee makes recommendations to the Board.

Asset Management

Broadacres survey homes every five years. Any component which fails and is due for replacement within 12 months of the decent homes lifetime is replaced. As a consequence, Broadacres will not achieve 100% compliance in year. This approach is driven by value for money. As at 31 March 2024, 43 homes did not meet the standard as they had components that were older than the replacement cycle, resulting in 96.64% of homes being considered compliant. All of these homes are in programme.

In January 2023 the annual review of the Asset Management Strategy included an action to commission a stock condition surveying validation programme. Although our internal assurance programme has provided significant assurance regarding the quality and accuracy of asset management and stock condition data, our response to the change in regulatory approach suggests the desirability of a second line of defence. This work, conducted by specialist external advisors, continues.

As a registered provider Broadacres fund minor (disability) aids and adaptations for customers up to a value of £2,000. Simple fixings such as lever tap handles, grab rails, small step adaptations and handrails. These are normally undertaken on a self-assessment/referral basis direct from the customer. Other adaptations are based on referrals by an Occupational Therapist. During 2023-24 £247k (2023 - £173k) was spent on adaptations.

In 2023-24 seven homes were sold as part of our disposal programme. Reluctantly there are homes that Broadacres believe will not fit our portfolio going forward and/or where improving energy efficiency is uneconomical. This raised a surplus of £316k which will be used for future developments, (2023 - £42k surplus).

Value for Money (VfM) Reporting

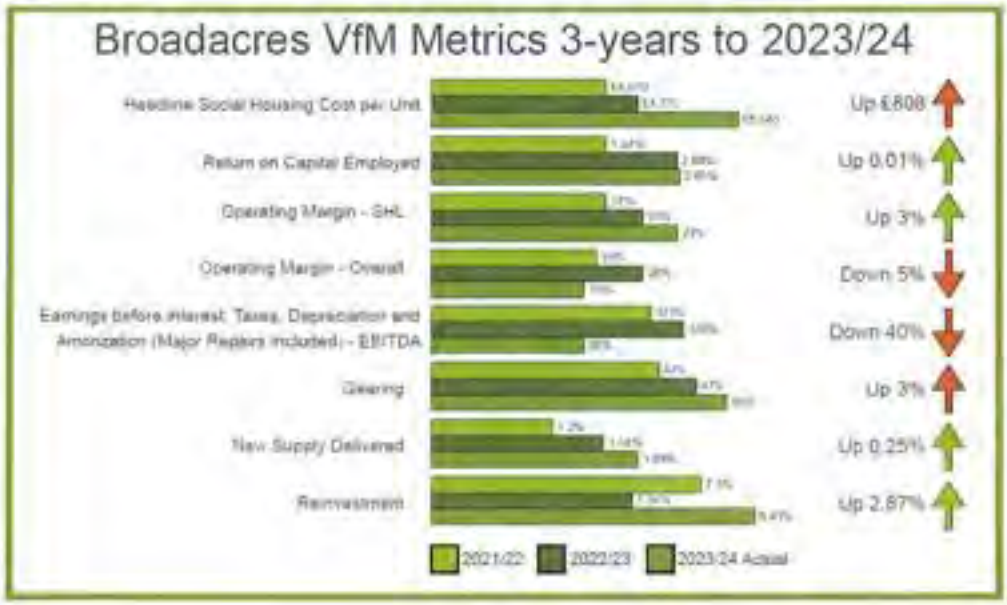
The annual report and financial statements for the Broadacres Group summarises the key value for money outcomes for the year to 31 March 2024 and how these compare against forecast targets. Comparisons with peer associations in the sector and a more detailed analysis can be found in the Annual Value for Money Statement, available on the website at www.broadacres.org.uk/performance

Regulator of Social Housing Technical Metrics

The measures included here, as well as the charts that follow, show the performance progress over the three years between 2021-22 and 2023-24 for the Group as a whole, consisting of Broadacres plus its subsidiaries, Broadacres Services Limited and Mulberry Homes Yorkshire Limited. Group subsidiaries contribute to VfM through generating their own returns on homes developed for sale as well as land sales.

VfM Area	Metric	2021/22 Actual	2022/23 Actual	2023/24 Actual	2023/24 Target
Economy	Headline Social Housing Cost per Unit	£4,619	£4,775	£5,583	**£4,249**
Efficiency	Return on Capital Employed	1.54%	2.04%	2.05%	**2.50%**
Efficiency	Operating Margin - SHL	17%	20%	23%	**28%**
Efficiency	Operating Margin – Overall	16%	20%	16%	**23%**
Efficiency	Earnings Before Interest, Taxes, Depreciation and Amortization (Major Repairs Included) - EBITDA (MRI)	113%	126%	86%	**130%**
Efficiency	Gearing	44%	47%	50%	**45%**
Effectiveness	New Supply Delivered	1.2%	1.64%	1.89%	**2.0%**
Efficiency	Reinvestment	7.3%	5.56%	8.43%	**5.5%**

The following chart shows performance against the Regulator's VfM technical metrics for the past three years. The arrows on the right-hand side illustrate our direction of travel between last year and this.



Headline Social Housing Cost per Unit

The total cost of services by each home managed.

Our Social Housing Cost per Unit (SHCPU), a key Regulatory Metric, continues to be a focus for us. This measures our total costs across all of our homes. Our metric has been a higher outlier against peers for a number of years and we have explained this in the past through the investments made improving energy efficiency of our customers' homes which commenced as early as 2018-2019. This level of spend has continued in line with plans within our Corporate Strategy and explains the rise again in 2023-24, despite having less homes than we anticipated through the year.

The delays in handovers experienced in 2023-24, where we don't have the increased homes to divide the costs by, has made a marked difference. SHCPU will decrease in 2024-25 as the homes are handed over and our total portfolio increases.

Whilst our SHCPU metric has not flattened as planned we have seen another increase in the measure from peers. Remembering that benchmark data is predominantly twelve months behind our own measures, SHCPU in the sector has increased by nearly 5% in 2022-23, up on the 10% increase in 2021-22 reported last year.

The overall cost per home is impacted by a delay in new homes being added to the total, Broadacres added 157 new homes to the overall total this year (2023: 117; 2022: 79 and 2021:112).

Return on Capital Employed

Operating surplus to total assets less current liabilities.

A measure of 2.05% compares to 2.04% for 2022-23 and 1.54% for 2021-22 (peer comparators: 3.15% and 3.2%) and whilst it has increased on the prior year the metric is below our target. Missing the target arises from continuing our spend but not increasing the number of homes by as much as we anticipated, for reasons identified in the SHCPU measure above. Costs have, and continue to, increase but that doesn't stop our spend as we look to meet the demands of building new homes and stay on programme with investment in existing homes.

Operating Margin

This measure reflects surplus, or profitability, of total income over expenditure.

Our Operating Margin for the core business of Social Housing Lettings has increased to 23% in 2023-24 from 20% for 2022-23 but as a whole 'Overall' has dropped to 16% in 2023-24 from 20% in 2022-23 for similar reasons as other measures and will also be subject to an improvement plan as we progress through the period of the Corporate Strategy 2023-28.

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

This represents interest cover for Broadacres and is a key indicator for liquidity (access to money) and investment capacity.

Broadacres measure has decreased significantly this year to 86%. This was anticipated as we complete the energy efficiency improvement to existing homes. We expect an improvement in this measure over the coming years which is be subject to action planning. EBITDA (MRI) is again lower than benchmarked peers for similar reasons to SHCPU being high. The measure is under pressure as we maintain delivery of the objectives from our Corporate Strategy 2023-28 whilst prices and demands on us are higher.

Reinvestment

Reinvestment is higher, at 8.4% in 2023-24, which reflects continuing investment in existing homes but also being near-financially complete with new homes, despite these not being handed over. In 2022-23 our measure of 5.6% was less than the sector benchmark of 8% and is explained partly by the developer delays for new build homes where we were less financially complete, despite the high levels of reinvestment ongoing in existing homes.

Investment into sustainability, including energy efficiency and net zero targets, is more noticeable compared to previous years. This demand on sustainability components from other housing associations has served to increase unit prices further to general cost inflation. Less than 18% of our homes (1,258) are at SAP level D or worse and programmed for improvement by 2028.

New supply delivered

This represents the number of new homes provided in the year.

This year's measure of 1.9% is marginally below forecast as a reflection on a prudent target set last year, where we anticipated some moving in to 2023-24 but also delays with handovers at the end of 2023-24.

Gearing

This measure shows how borrowing compares to assets (homes) and the degree of dependence on debt finance.

As we contended with those cost rises whilst maintaining planned improvement works we called upon more borrowings, in line with our financial plan, so gearing – the measure of our debt against our assets – increased by 5% to 50%. Our comparisons here are more favourable than some of the other measures, reflecting past and ongoing careful management of our funding.

Understanding costs and comparisons

As well as reviewing performance over time against the metrics determined by the regulator Broadacres is a member of a number of benchmarking groups. It is recognised that these organisations vary considerably in terms of size and scope and this year performance is benchmarked again with an additional peer group that fits with Broadacres' vision to be the best rural housing association. Comparisons are made between Broadacres and 14 rural housing associations of similar scale and geographical constraints (National Parks, AONBs etc).

Broadacres					Rural Housing	
VfM Area	Metric	2021/22	2022/23	2023/24	2021/22	2022/23
Economy	Headline Social Housing Cost per Unit	£4,619	£4,775	£5,583	£4,548	£4,690
Efficiency	Return on Capital Employed	1.54%	2.04%	2.05%	3.20%	3.15%
Efficiency	Operating Margin - SHL	17%	20%	23%	22%	21%
Efficiency	Operating Margin – Overall	16%	20%	16%	21%	20%
Efficiency	Earnings Before Interest, Taxes, Depreciation and Amortization (Major Repairs Included) - EBITDA (MRI)	113%	126%	66%	150%	143%
Efficiency	Gearing	44%	47%	50%	45%	47%
Effectiveness	New Supply Delivered	1.2%	1.6%	1.89%	1.6%	1.7%
Efficiency	Reinvestment	7.3%	5.6%	8.43%	7.0%	8.0

Comparisons of the seven regulatory VfM metrics, against the information available from 63 members of the Placeshapers benchmarking group using the 2022-23 Global Accounts for the Group as well as 14 rural housing associations, of similar size and scale that also have to work within the confines of either a National Park, Areas of Outstanding Natural Beauty or renowned rural areas.

Investment in energy efficiency and affordable warmth for customers has without doubt impacted Social Housing Cost per Unit measure over the duration of the Corporate Strategy to date. Peers and the sector benchmark are increasing more generally, aligning with the early investment whilst forecasts begin to show a decline in the measure.

Overall, the Board believes it fully complies with the Value for Money Standard. It has continued to deliver improved value for money; however, it remains sufficiently challenging of itself to know there are opportunities to further improve in 2024-25. Areas of focus in 2024-25 will be around margin, EBITDA (MRI) and SHCPU. Our annual VfM Report for 2023-24 will be published on our website before the end of September and includes an action plan for VfM improvement of these specific, under-performing targets and measures.

More detailed analysis of the Value for Money performance and future plans can be found on the website www.broadacres.org.uk/performance

Broadacres Housing Association Limited
Report of Board

The Board presents its report and the audited financial statements for the year ended 31 March 2024.

Definitions

Broadacres Housing Association Limited is the ultimate holding entity into which the results of all material subsidiary companies are consolidated. The term 'Group' in the report and financial statements refers to the consolidation of Broadacres Housing Association Limited, Broadacres Services Limited and Mulberry Homes Yorkshire Limited (its material subsidiaries). The term 'Association' refers to the statutory entity, Broadacres Housing Association Limited.

Legal Status

The Association is registered under the Co-operative and Community Benefit Societies Act 2014. It is also registered with The Regulator of Social Housing (RSH), registration number LH4014. The Association has charitable rules registered with HM Revenue and Customs.

Principal Activities

The principal activity of the Association is to provide well managed and maintained homes for those in housing need including the elderly, the infirm, people with special needs and those that are financially unable to secure a home in the private market. The Association is one of the largest Registered Providers based in North Yorkshire with 6,783 homes under management as at 31 March 2024. The Association also has an ongoing development programme to provide additional housing, with 123 new homes planned to be developed in 2024-25 and a further 777 planned over the next four years.

The Association has three subsidiaries: Mulberry Homes Yorkshire Limited, which develops homes for private sale; Broadacres Services Limited, which provides development services and Marketgate Residential Management Company Limited which provides a property management service to the schemes at Blossomgate and Marshall Way, Ripon. Together these companies make up the Broadacres Group.

Management judgements and estimates

The preparation of the financial statements requires management to make significant judgements and estimates. These are referenced in more detail within Note 1 to the financial statements 'Accounting Policies', pages 42 to 50. The areas in the financial statements where these judgements and estimates have been made include:

- Impairment of social housing homes
- Classification of loans
- Carrying value of homes held for sale
- Defined benefit pension scheme
- Provision for bad and doubtful debts

Risks and uncertainties

In accordance with the RSH's Governance and Financial Viability Standards, the Board has responsibility for ensuring an effective risk management framework is in place. The Board receives an update at every meeting on key risks facing the organisation, takes risk into account when making key decisions, and reviews the effectiveness of the risk management framework on an annual basis.

The Group Audit and Risk Committee takes an active role in scrutinising the Group's Strategic Risk Register, considering the adequacy of controls in place to manage the risks identified.

The risk framework is made up of the following elements:

Managing Organisational Risks: Risk is defined as anything that can adversely affect the ability to deliver the organisation's vison and corporate strategy and compliance with regulatory standards.

Approach to Risk: Risk is inherent in operations and the decisions made to deliver the vision. The Board is responsible for the principal risks that are willing to be taken. It has undertaken a robust assessment of the principal risks to Broadacres achieving its vision and corporate strategy.

The Board is also responsible for ensuring that risk is effectively managed through the governance structure (see below) in accordance with the risk appetite.

It is also key that everyone at Broadacres is aware of the risks in their area of responsibility and manage those risks intelligently in their day to day activities. To enable this Broadacres has an active training programme tailored to each individuals' responsibilities.

Governance: The risk management governance structure is shown below.



Risk Appetite: The Group's risk appetite is set by the Board, which clearly articulates the amount of acceptable risk within which Broadacres operates. The risk is set across four risk areas faced by Broadacres; *Strategic, Operational, Financial and Compliance.*

The appetite for risk provides direction and boundaries for consistent, measured, risk aware decision making throughout the organisation, and guides the right level and type of risk to accept.

A scale of "risk averse" to "risk open" defines the risk appetite for each type of risk. For example, more risk is taken to deliver the strategic objectives but a minimal risk tolerance to compliance with regulatory standards.

It is important that *risks can also present opportunities* to the Group to grow and have a sustainable future.

The strong asset base means the overall financial position of the Group remains healthy and significant resources continue to be available to the organisation to facilitate the further development of services.

Broadacres' external auditors, having conducted their audit of the financial statements, have not identified any material internal control issues, which are required to be addressed.

The internal auditors', "Annual Opinion" in 2023-24 reads.

"In our opinion, based on the reviews undertaken, the follow-up audits completed during the period, and in the context of materiality:

- The risk management activities and controls in the areas which we examined were found to be suitably designed to achieve the specific risk management, financial and internal control frameworks and governance arrangements for the period under review.
- Based on our sample testing, risk management, financial and internal control frameworks and governance arrangements were operating with sufficient effectiveness to provide reasonable, but not absolute assurance that the related risk management, control and governance objectives were achieved for the period under review."

Principal Strategic Risks

Key risk	Key controls in place, and actions being undertaken
A loss of IT infrastructure and data from a cyber-attack or key ICT supplier failure renders Broadacres unable to deliver its business suffering reputational damage, financial loss and service disruption.	• IT security awareness, confidentiality training, GDPR training given every 3 years and to all new starters. • Mandatory 'Ethics in the Workplace' training raises awareness around cyber fraud. • IT penetration test reports the risk to systems to offer opportunity to improve security measures. • CFC underwriting cyber support policy in place. • Change management procedures in place to ensure ICT changes are tested before made in the live environment. • Multi-factor authentication in place for remote access • ICT Data Breach Plan.
Economic conditions and/or local/national regulatory changes results in an increase in costs and/or reduction in sales and rental income, significantly impacting delivery of the Growth Strategy	• Financial Golden Rules, reported to each Board meeting, used to build the business and financial plan each year. • The updated 2023-2028 Growth Strategy was approved by the Asset and Development Committee in January 2023 and within the 5-year business plan. • The Growth Strategy limits outright sales (to 20%) to ensure that there is no reliance on such to maintain future operations surrounding social housing assets. • External financial checks by CreditSafe completed monthly for all key suppliers. • 5-year Business Plan and 30-year Financial Plan approved by Board in March 2023. • Single and multi-variate stress testing completed annually in March 2023 as part of the business planning process, with mitigation plans in place. • Stress testing is performed on schemes as part of the investment appraisal approval process, and at regular intervals thereafter to ensure the risk capacity continues to be understood. • Financial business plan does not rely on sales income.
There is a significant change within the economic climate and Broadacres financial capacity becomes impaired.	• 5-year Business Plan and 30-year Financial Plan approved by Board in March 2023, based on financial golden rules. • Single and multi-variate stress testing completed annually in March 2023 as part of the business planning process, with mitigation plans in place. • Stress testing is performed on schemes as part of the investment appraisal approval process, and at regular intervals thereafter to ensure the risk capacity continues to be understood. • Monitor financial markets and validate business assumptions. • Lobby through the trade bodies to promote government support for social housing. • Asset & Liabilities register provides a comprehensive summary of all assets owned by Broadacres group and any liabilities arising. This is reviewed in the quarterly Asset and Liability Working Group meeting.

Key risk	Key controls in place, and actions being undertaken
Supplier failure, insolvency or delays in the supply chain result in service disruption, non-compliance with regulations, financial loss and/or reputational loss.	• Procurement policy manual, setting out tendering approach and due diligence requirements. • Maintaining bidders in reserve when appointing new suppliers. • Monitoring of spend on monthly, quarterly and annual basis. • External credit safe checks on all key suppliers monthly. • Insurance/bonds in place for developer insolvency. • Warranties for groundworks/foundations etc. • Monthly supplier meetings with key suppliers. • Panel of suppliers to reduce concentration and spread risk. • Frameworks in place. • Contract owners responsible for managing contract relationship. • Stress testing which includes scenarios for increasing costs of supplies. • Asset and Liability Register, including contract register.
Ineffective Health and Safety arrangements lead to the harm or death of customers, employees, contractors and/or members of the public, resulting in adverse reputational and/or financial implications	• Landlord H&S Policy suite. • External review of H&S policy. • H&S Compliance Manager in situ. • Health and Safety training delivered at induction and repeated every three years, with the training programme being reported to the Group Audit and Risk Committee. • Accident and incident reporting to every Group Audit and Risk Committee. • Health and Safety Performance reports to all Boards. • H&S Liaison Committee meet quarterly, three Directors on the committee to escalate issues. • Whistleblowing policy (part of Probity policy).

Failure to deliver transformation project through Salesforce resulting in inability to deliver services.	• Bi weekly principal customer and sponsor transformation update meetings
	• Daily Stand Up's for project team
	• Weekly Salesforce Partner Account Management meetings
	• Programme Governance (Programme Manager)
	  o Risk Log
	  o Project Plan tracking
	  o Action Log
	  o RACI (responsible, accountable, consulted, and informed) Matrix
	  o Communication plan
	• Dedicated expert Programme Management Resource
	• Agile project management two week sprint approach
	• Salesforce Transformation updates to Digital Steering Group
	• Salesforce Transformation updates to Group Audit and Risk Committee

Key risk	Key controls in place, and actions being undertaken
If we fail to respond to changing customer expectations and/or volumes of customer service requests increase without appropriate provision, then financial capacity and operational capacity will be adversely affected	• Customer Strategy in place 2023-2028. • Care and Support strategy in place. • Monthly complaints monitoring and reporting, including root cause analysis and lessons learnt. • Periodic customer journey mapping. • Customer satisfaction surveys issued following interaction with BHA. • Membership of the Institute of Customer Service and benchmarking customer performance. • Active review of Housing Ombudsman reports to assess the impact for Broadacres Customers involved in governance arrangements, including two independent customer committee members on CEC, Customer Scrutiny members are all customers, customer liaison group and local monitors.
External factors, arising from a national or local government policy change, impact the ability to meet energy efficiency and carbon neutrality targets adversely impacting the ability to let or build homes and a worsening the financial position of the Group.	• 2023-2028 Asset Management Strategy and • 2023-2028 Sustainability Strategy. • Quarterly statistics on the energy performance of assets. • Financial Golden Rules, reported to each Board meeting, used to build the business and financial plan each year. • External financial checks by CreditSafe completed monthly for all key suppliers. • 5-year Business Plan and 30-year Financial Plan approved by Board in March 2024. • Single and multi-variate stress testing completed annually in March 2024 as part of the business planning process, with mitigation plans in place. • Environmental Steering Group meets quarterly and Portfolio software captures and models assets energy performance. • Annual Environmental, Social and Governance report.
An inability to recruit and retain suitably qualified and skilled employees resulting in disruption to services and additional costs.	• People Strategy and Workforce planning processes • Flexible working practices • Annual and monthly surveys to gauge satisfaction • Exit interviews • Great Managers Programme • Reward Package • Succession planning • Recruitment checks prior to appointment • Links to organisational jobs boards (WISH, SCOPE, CTP) and targeted advertising via recruitment platform provider. • Adapting approach to job adverts • Attendance at job fairs • Apprenticeship programme • Refer a friend scheme • Business continuity plans

Broadacres Housing Association Limited
Report of Board

Performance for the year and future developments

The Board, in consultation with customers, sets out its review of the year in an Annual Report made available to all customers and stakeholders. This includes information about customer services, support services, responsive and planned maintenance, together with development progress, performance and delivery of Value for Money. The new Corporate Strategy runs until July 2028.

Details of the Group's performance for the year and future plans are set out in the Strategic Report on pages 6 to 18.

The Board believe the Group are well placed to manage those risks identified earlier and others that may emerge. The Board is content that we have prepared for potential falls in income, increases in costs and a continued focus on supporting customers.

Going Concern

The Boards reviewed the financial plans in March 2024, as part of our normal annual review. Having reviewed our principal financial risks, they were satisfied that Broadacres had sufficient resources to continue operating for the foreseeable future and accounts have been prepared in the reasonable expectation that Broadacres is a financially viable organisation. Broadacres held £1,967k in cash at the year-end (forecast £3m).

Whilst a refinancing exercise was not anticipated until 2026-27 the opportunity to replace expensive, long-term debt with cheaper, government backed monies presented itself during the Summer 2024. Work is ongoing to progress this refinancing exercise which will likely realise liquidity negating the need for new monies until 2031-32. Potential and extensive falls in income (sales and rent), increased costs and changes in interest and inflation indices have all been stress-tested and scenario planned to provide Boards assurance over future finances and that sufficient resources exist to continue operations for the foreseeable future.

A going concern paper concluding as much was presented to Group Audit and Risk Committee in June 2024, and Boards thereafter in July 2024. We have assessed the next three years with particular attention on the foreseeable future, being a period of at least 24 months following this accounting period, the year ending 31 March 2026.

The most significant areas that are likely to affect Broadacres' future financial performance and going concern assessment are rental income, extended periods of homes being empty, delays in the sales programme and an increase in the liabilities of the defined benefit pension scheme. The continued fallout from recent high living costs on Broadacres customers has been modelled and tested, with an increase in arrears predicted, and both income collection and money advice colleagues continue to proactively provide support to our financially vulnerable customers. Hardship support continues to be made available. Stress testing and sensitivity analysis have been carried out on an increase in empty homes and a reduction or delay in sales and Broadacres Board is confident in the continued robustness of Group finances in these scenarios.

In 2024-25 turnover is expected to increase slightly through the decision to increase rents by 7.7%, a pick-up in Shared Ownership first tranche sales and further open market sales in MHYL. Costs will remain significant as we look to invest in the energy efficiency of remaining homes, with a stated aim to achieve SAP C compliance by 2028.

As a key provider of affordable housing in North Yorkshire and beyond, the Boards will ensure that we keep residents safe by maintaining their homes and completing health and safety works. We will work with residents to enable them to pay their rent. This is an area of expertise for this organisation.

Broadacres is not over-burdened by its debt, reflected in its gearing measure being below the sector median in 2022-23. The Board are of the opinion that, as demonstrated in the forecasts and sensitivity analysis, the Group has sufficient funding available under the agreed and anticipated facilities and that there are no forecast breaches in loan covenants over the term of the plan.

As such, the Boards conclude that Broadacres Group remains a going concern and remains satisfied that we can continue operating for the foreseeable future (a period of at least 24 months to 31 March 2026) and accounts have been prepared in the reasonable expectation that Broadacres is a financially viable organisation.

Financial risk management objectives and policies

The Group's activities expose it to financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the Group's policies approved by the Board, which provide written principles on the use of financial derivatives to manage these risks. The Group does not use derivative financial instruments for speculative purposes.

Cash flow risk

The Group only holds basic financial instruments. The loans held by the Association are largely at fixed interest rates.

Credit risk

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

The Group's credit risk is primarily attributable to its rent arrears. The amounts presented in the Statement of Financial Position are net of allowances for bad debts. The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The Group has no significant concentration of credit risk, with exposure spread over several counterparties and customers.

Liquidity risk

To maintain liquidity to ensure that sufficient funds are available for on-going operations and future developments, the Group uses a mixture of long-term and short-term debt finance. Further details regarding liquidity risk can be found in the statement of accounting policies in the financial statements.

Board members

The present Board members are shown on page 1.

The Board currently comprises the Group Chair and ten non-executive board members. The experience and skills of the Board is reviewed annually to ensure that they are sufficient for the Group's needs. The biographies of the individual board members are available on the Group's website.

Board members are drawn from a wide background bringing together housing, development, local community and professional experience. Group insurance policies indemnify board members and officers against liability when acting in their professional capacity on Group business.

The Chief Executive and other Executive Directors are employed on the same terms as other colleagues. Executive Directors attend Board meetings, which are held at least six times a year for regular business.

The principal responsibilities of the Board to the Group are to:

- Demonstrate commitment to the values and objectives of the Group;
- Develop the Group's strategy;
- Uphold the National Housing Federation Code of Governance; and
- Represent the Group.

The performance of the Board, both individually and collectively, is formally appraised on an annual basis. The review process for individual board members involves self-assessment prior to a meeting with the Group Chair. This meeting appraises contribution, attendance, training and development needs. The Board Chair is appraised by the Chair of the Group Governance and Remuneration Committee and Chair of Group Audit and Risk Committee.

Broadacres Housing Association Limited
Report of Board

Board member attendance and total remuneration

The appraisal process produces an action plan and is reported back to the Group Governance and Remuneration Committee. All board members and committee members are required to provide an annual governance declaration, including declarations of interest, to ensure on-going independence. Day to day management and implementation of policy and strategic direction is delegated to the Chief Executive and the Executive Directors who meet regularly and attend board and committee meetings.

	Appointed (to Group Board or Committees)	Board Meetings	Asset & Development	Audit & Risk	Governance	Customer Experience	Fees £	Expenses £	TOTAL £
Helen Simpson (Chair)	10 Aug 20	11/11			3/3		12,514	308	12,822
Oliver Colling (Audit Chair)	25 Nov 22	11/11		5/5	2/3		6,712	-	6,712
June Mulroy (Governance Chair)	20 Nov 17	10/11			3/3		6,712	-	6,712
Ian Foy (Customer Experience Chair)	21 May 18	10/11			2/3	6/6	6,712	131	6,843
Keith Holloway (Asset & Development Chair)	07 Oct 19	11/11	6/6		3/3		6,712	296	7,008
Ruth Snell	21 May 18	10/11	6/6	5/5			4,300	-	4,300
Luke Gallagher	07 Oct 19	10/11	6/6				4,300	-	4,300
Simon Brooksbank	24 Nov 22	10/11	1/1			5/6	4,300	741	5,041
Victoria Tomlie-Loverseed	24 Sep 20	11/11				6/6	4,300	-	4,300
Kate Franklin	14 Sep 23	6/6				2/2	2,355	624	2,979
Timothy Payne	14 Sep 23	6/6		2/2			2,355	-	2,355
Gail Monnickendam (Independent Audit Advisor)	01 Jan 18			5/5			2,342	42	2,384
Rebecca Dixon (Independent CEC Advisor)	01 Aug 22					3/6	2,342	-	2,342
Ruth Dent (Independent Asset Advisor)	01 Sep 18		5/6				2,342	-	2,342
Glyn Mucklow (Independent CEC Advisor)	01 May 18					5/6	2,342	-	2,342
Colin Fisher (Independent CEC Advisor)	08 Feb 21					6/6	2,342	-	2,342
Melissa O'Donnell (Independent CEC Advisor)	01 Jan 23					6/6	2,342	-	2,342
Robin Norton (Independent CEC Advisor)	24 Sep 20					6/6	2,342	-	2,342
Charlotte Riley (Independent Committee member)	01 Jan 24		2/2				586	133	719
Shaheda Hussain (Board Trainee)	01 Jan 23						1,200	-	1,200
Justin Ives	Resigned 30 Apr 23						358	-	358
Ann O'Hanlon	Retired 30 Sep 23						2,150	147	2,297
David Boyes-Watson (Independent CEC Advisor)	Resigned 31 Aug 23						976	-	976
Total							**82,935**	**2,423**	**85,358**

Broadacres Housing Association Limited
Report of Board

Committee Structure

The Board meets formally at least six times a year for regular business and once a year has a strategic session about future direction of the Group. The Board has four committees each of which has formal terms of reference which were reviewed during the year.

- The Group Audit and Risk Committee is responsible for providing independent scrutiny and challenge over risk management, financial viability and adequacy of internal controls. The committee comprises five board members and an independent member. The Committee also oversees the action log of the Customer Scrutiny Panel; an independent panel of customers who provide scrutiny and challenge on key topics.
- The Group Asset and Development Committee is responsible for scrutinising, overseeing and recommending property development opportunities to the relevant boards, monitoring landlord health and safety compliance, overseeing empty homes and property sales. The committee comprises four board members and two independent committee members.
- The Group Customer Experience Committee is responsible for promoting customer experience on all services provided. The committee comprises four board members, two independent committee members and three customer committee members.
- The Group Governance and Remuneration Committee is responsible for reviewing, and approving governance arrangements, remuneration policies, board member recruitment and board member training. The committee comprises the chairs of each of the board committees and the Broadacres Chair.

Board Diversity

Category					
	Under 65	**Over 65**		**No Disability**	**Disability**
Age	15	4	**Disability**	19	0
	Male	**Female**		**White British**	**White Irish**
Gender	11	8	**Ethnicity**	18	1

Employee, diversity and inclusion

At Broadacres we understand that it's great people, providing great homes and great customer experiences across rural communities that will help us achieve the vision of being the best rural housing association in the country.

We aim to empower colleagues and do this by making sure we give all colleagues a voice to share what's important, enabling us to create a Broadacres where everyone is instrumental in achieving the mission and are contributing fully in the success of the Group.

We are an equal opportunities and disability confident employer who welcomes applicants from all sectors of the community, and we encourage applications from people who are underrepresented in areas of the Organisation.

Health and Safety

The Board is aware of its responsibilities on all matters relating to health and safety and detailed policies pertaining to such have been produced.

Colleagues receive the training and support they require to fulfil their roles and understand their personal responsibilities in making the Group a safe and healthy place to work with health and safety performance being reported to every board meeting.

Pensions

The Group participates in two pension scheme arrangements, both via the Social Housing Pension Scheme.

1. Employees across the Group are eligible to join the Social Housing Pension Scheme (SHPS) a defined benefit scheme operated by The Pensions Trust for Housing Associations in their first year of employment. Retirement benefits to the Group's employees are funded by contributions from all participating employers and employees in the scheme.
2. The Group also participates in the Social Housing Pension Scheme (SHPS) defined contribution (money purchase) scheme.

The Group previously participated in the Local Government Pension Scheme, a defined benefit scheme. The scheme terminated in October 2022, with a final payment being received by Broadacres of £1.8m in June 2023.

Payments to creditors

The Group has a policy to pay all suppliers and contractors in the next available payment run following the transaction being approved. This minimises the risk of the Group incurring additional charges in respect of interest on late payment but more importantly treats contractors fairly. The creditor days were on average 13 days (2022: 30 days).

Charitable donations and pledges

In addition to the time and support given by colleagues to local charities via the volunteering policy, donations of £250 (2023: £250) were made during the year to local groups. Donations were made from the Community Development fund of £13,640 (2023: £16,459). These were overseen by the Customer Scrutiny Panel within criteria agreed by the Board. We also supported local areas through the Sustainability Fund, allocating grants of £2,977 (2023: £3,700). The Group does not make political donations of any kind.

A Customer Support Fund was again operated in 2023-24, providing emergency support to a range of customers experiencing particular difficulties. £234k was provided in year, (2023: £93k) In 2023/24 £247k (2023:£173k) was spent adapting homes for disabled, elderly and infirm customers. We continue to work with family carers to meet their housing needs.

With the location in North Yorkshire and beyond being close to Defence establishments we are equally proud to pledge ongoing support to the Armed Forces Covenant. The Armed Forces Covenant is a promise by the nation ensuring that those who serve or who have served in the armed forces, and their families, are treated fairly. Very high standards for customers and colleagues alike who have served in the nation's armed forces are maintained.

RSH Regulatory Standard: Governance and Financial Viability

In January 2024 the Regulator for Social Housing regraded Broadacres Housing Association as G1/V2 following the outcome of a financial stability assessment. Previously we held the highest overall regulatory rating of G1 / V1. This change recognised the continuing investment in existing homes, particularly with regard to energy efficiency, and the plans to develop new homes. Putting this in an economic context (with external factors including higher costs and interest rates) the Regulator concluded that this programme weakened Broadacres financial performance and reduced the capacity to respond to adverse events. This regrade was discussed in detail with funders and they continue to support the growth and investment ambitions.

The Board confirms full compliance with the RSH regulatory standards on Governance and Financial Viability for the year 2023-24.

Corporate Governance

The Group fully complies with the National Housing Federation's (NHF) Code of Governance 2020. The NHF code is adopted by the Board as a formal framework to underpin its governance arrangements going forwards. The Broadacres Board strive to set the highest standards of governance, reaffirmed by its G1 rating. Broadacres regularly reviews its governance arrangements and takes independent assurance to ensure it has an appropriate Board comprising of the right composition, skills, duties and responsibilities.

The Group Audit and Risk Committee reports directly to the Board. It manages the internal auditors and external auditors and monitors the effectiveness of controls designed to manage the risks of the business in accordance with the risk appetite, set by the Board. Clear working arrangements between the Board and Chief Executive ensure that effective discussions and decisions take place at board level.

The Board sets the strategic direction with appropriate external advice to align the remuneration and recruitment of Board Members and Executive Directors within the objectives of the Group. Together this provides an environment and culture where all board members, directors and colleagues operate to the highest ethical standards of probity and conduct. As at 31 March 2024 the Group Board of management comprised 11 non-executive board members (2023:12). Competence of the Board and its individual members are appraised annually. Any training and development identified as part of the assessment is then arranged.

Merger code

The Board has adopted the National Housing Federation's voluntary code; "Mergers, Group Structures and Partnerships". As a result, the Board is informed of merger, group structure or partnership opportunities at the earliest opportunity. A record is also kept of activity including any proposals reviewed or submitted along with outcome. There has been no activity in this area in the financial year ended 31 March 2024.

Statement of compliance

In preparing this Strategic Report and Board report, the Board has followed the principles set out in the latest Statement of Recommended Practice (SORP) 2018.

Internal controls assurance

The Board is responsible for establishing and maintaining a system of internal control and for reviewing its effectiveness. The system of internal control is designed to manage risk and to provide reasonable assurance that key business objectives will be met. It also exists to provide reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of the Association's assets and interests. The Board understands the system of internal control is designed to manage rather than eliminate all risks.

The Board delegates the review and independent scrutiny of internal controls to the Group Audit and Risk Committee. Activities of the Group Audit and Risk Committee are overseen by the Board, with an internal control report from the Group Audit and Risk Committee to the Board each year. The annual internal control report summarises the control activities and monitoring in operation, and assurances that have been obtained over the operation of key controls. Assurances include the Internal Audit reports, external specialist advice and support, and annual director certifications over internal control and compliance within their respective areas.

Broadacres Housing Association Limited
Report of Board

Statement of Boards responsibilities

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

Co-operative and Community Benefit Society legislation requires the board to prepare financial statements for each financial year. Under that law the board have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland. Under the Co-operative and Community Benefit Society legislation the board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and surplus or deficit of the Association and Group for that period. In preparing these financial statements, the board are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice (SORP) Accounting by Registered Housing Providers 2020, 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 Group and 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 Direction for Private Registered Providers of Social Housing 2019. 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.

The board 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 (AGM) will be held on 26 September 2024.

Independent external auditors

Crowe UK LLP were appointed as auditors in January 2022.

The report of the Board was approved by the Board on 12 September 2024 and signed on its behalf by:

Helen Simpson — Chair

Keith Holloway — Board Member

David Smith — Company Secretary

Independent auditors report to members of Broadacres Housing Association Limited

Opinion

We have audited the financial statements of Broadacres Housing Association Limited (the "Association") and its subsidiaries (together, the "Group") for the year ended 31 March 2024 which comprise the Consolidated and Association Statements of Comprehensive Income, the Consolidated and Association Statements of Financial Position, the Consolidated and Association Statements of Changes in Reserves, the Consolidated 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 Group's and Association's affairs as at 31 March 2024 and the Group and Association's surplus or deficit 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 Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 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 Group 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 Group's or 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.

Independent auditors report to members of Broadacres Housing Association Limited

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:

- Adequate accounting records have not been kept by the Group; or
- A satisfactory system of controls over transactions has not been maintained; or
- The 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 page 30, 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 Group's and 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 Group or 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.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

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 together with the Statement of Recommended Practice for Registered Social Housing Providers 2018. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statements items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the Association's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the Association for fraud. The laws and regulations we considered in this context for the UK operations were requirements imposed by the Regulator of Social Housing, health and safety, taxation and employment legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income 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, reviewing regulatory correspondence, designing audit procedures over the timing of income and reading minutes of meetings of those charged with governance.

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. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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

Use of our report

This report is made solely to the 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 UK LLP

Crowe U.K. LLP
Statutory Auditor
The Lexicon
Mount Street
Manchester
M2 5NT

16th September 2024

Broadacres Housing Association Limited
Consolidated Statement of Comprehensive Income
For the year ended 31 March 2024

	Note	2024 £000	2023 £000
Turnover	**2**	52,429	45,041
Operating expenditure	**2**	(43,880)	(37,118)
Operating surplus		8,549	7,923
Finance income	**2,5**	100	118
Interest and finance costs	**2,6**	(8,946)	(8,033)
(Deficit)/Surplus before tax	**7**	(297)	8
Taxation	**10**	-	-
(Deficit)/Surplus for the year		(297)	8
Actuarial (loss)/gain in respect of pension schemes	**21**	(1,872)	1,187
Total comprehensive (Loss)/Income for the year		(2,169)	1,195

All activities derive from continuing operations.

The notes numbered 1 to 27 form part of these financial statements.

Broadacres Housing Association Limited
Association Statement of Comprehensive Income
For the year ended 31 March 2024

	Note	2024 £000	2023 £000
Turnover	**2,3,4**	51,306	47,242
Operating expenditure	**2,3,4**	(43,276)	(39,533)
Operating surplus		8,030	7,709
Finance Income	**2,5**	740	518
Interest and financing costs	**2,6**	(8,946)	(8,033)
(Deficit)/Surplus before tax	**7**	(176)	194
Taxation	**10**	-	30
(Deficit)/Surplus for the year		(176)	224
Actuarial (loss)/gain in respect of pension schemes	**21**	(1,872)	1,187
Total comprehensive (Loss)/Income for the year		(2,048)	1,411

All results derive from continuing operations.

The notes numbered 1 to 27 form part of these financial statements.

Broadacres Housing Association Limited
Consolidated Statement of Financial Position
As at 31 March 2024

	Note	2024 £000	2023 £000
Fixed assets			
Housing properties	11	386,373	362,863
Other property, plant and equipment	12	7,924	4,324
Fixed asset investments	13	578	578
		394,874	**367,765**
Current assets			
Inventories	15	436	503
Housing properties for sale	16	14,115	11,252
Debtors	17	5,461	4,112
Cash	18	967	2,732
Cash held in trust		32	27
		21,011	18,626
Creditors: Amount falling due within one year	19	(10,017)	(9,095)
Net current assets		10,994	9,531
Total assets less current liabilities		**405,868**	**377,296**
Creditors: Amounts falling due after more than one year	20	**(226,434)**	**(196,232)**
Defined benefit pension liability	21	(2,837)	(2,297)
Net assets		**176,597**	**178,767**
Capital and reserves			
Share capital	23	-	-
Revenue reserve		134,421	136,591
Revaluation reserve		42,176	42,176
Total reserves		**176,597**	**178,767**

The notes numbered 1 to 27 form part of these financial statements. The financial statements for Broadacres Housing Association Ltd (registered number 27656R); on pages 33 to 71 and their related notes were approved by the Board on 12 September 2024 and were signed on its behalf by:

Helen Simpson Chair

Keith Holloway Board Member

David Smith Secretary

Broadacres Housing Association Limited
Association Statement of Financial Position
As at 31 March 2024

	Note	2024 £000	2023 £000
Fixed assets			
Housing properties	11	386,373	362,863
Other property, plant and equipment	12	7,914	4,305
Fixed asset investments	13	504	504
Investment in subsidiaries	14	-	-
		394,791	**367,672**
Current assets			
Inventories	15	436	503
Housing properties for sale	16	1,477	1,177
Debtors: falling due within one year	17	5,022	5,197
Debtors: Amounts falling due after more than one year	17	15,011	11,356
Cash	18	733	1,473
		22, 679	19,706
Creditors: Amounts falling due within one year	19	(9,317)	(7,921)
Net current assets		13,362	11,785
Total assets less current liabilities		**408,151**	**379,457**
Creditors: Amounts falling due after more than one year	20	**(226,434)**	**(196,232)**
Defined benefit pension liability	21	(2,837)	(2,297)
Net assets		**178,880**	**180,928**
Capital and reserves			
Share capital	23	-	-
Revenue reserve		136,705	138,752
Revaluation reserve		42,176	42,176
Total reserves		**178,880**	**180,928**

The notes numbered 1 to 27 form part of these financial statements. The financial statements for Broadacres Housing Association Ltd (registered number 27656R); on pages 33 to 71 and their related notes were approved by the Board on 12 September 2024 and were signed on its behalf by:

Helen Simpson  Chair

Keith Holloway  Board Member

David Smith  Secretary

Broadacres Housing Association Limited

Consolidated Statement of Changes in Reserves

As at 31 March 2024

	Income and Expenditure Reserve	Revaluation Reserve	Total
	£000	£000	£000
At 1 April 2022	**135,396**	**42,176**	**177,572**
Surplus for the year	8	-	8
Actuarial gain on pension scheme	1,187	-	1,187
At 31 March 2023	**136,591**	**42,176**	**178,767**
Deficit for the year	(297)	-	(297)
Actuarial (loss) on pension scheme	(1,872)	-	(1,872)
At 31 March 2024	**134,421**	**42,176**	**176,597**

Broadacres Housing Association Limited

Association Statement of Changes in Reserves

As at 31 March 2024

	Income and Expenditure Reserve	Revaluation Reserve	Total
	£000	£000	£000
At 1 April 2022	**137,341**	**42,176**	**179,517**
Deficit for the year	224	-	224
Actuarial gain on pension scheme	1,187	-	1,187
At 31 March 2023	**138,752**	**42,176**	**180,928**
Deficit for the year	(176)	-	(176)
Actuarial (loss) on pension scheme	(1,872)	-	(1,872)
At 31 March 2024	**136,704**	**42,176**	**178,880**

Broadacres Housing Association Limited
Consolidated Statement of Cashflow
For the year ended 31 March 2024

	Note	£000	2024 £000	£000	2023 £000
Net cash generated from operating activities	**18**		**10,141**		**14,847**
Cash flows from investing activities					
Purchase of property, plant and equipment		(35,651)		(30,646)	
Purchase of Other Assets		(5,271)		(755)	
Proceeds from sale of fixed assets		813		1,120	
Proceed of Sales of other assets (including current assets)		8,395		4,062	
Proceeds from disposal of investment properties		-		-	
Grants received (SHG & other)		11,054		3,346	
Interest received		100		118	
Net cash outflow from investing activities			**(20,560)**		**(22,755)**
Cash flows from financing activities					
Interest paid		(8,946)		(7,615)	
New loans		20,500		12,000	
Repayments of borrowings		(2,900)		(3,350)	
Net cash (outflow) from financing activities			**8,654**		**1,035**
Net (decrease) in cash and cash equivalents			**(1,765)**		**(6,873)**
Cash and cash equivalents at beginning of year			**2,732**		**9,605**
Cash and cash equivalents at end of year			**967**		**2,732**

Cash held in trust is included in the Creditors movement, within Note 18.

1. Accounting policies

Broadacres Housing Associations Limited is a Registered Provider (RP) incorporated under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as an RP as defined by the Housing and Regeneration Act 2008.

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

General information and basis of accounting

The financial statements of the Group and Association have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Statement of Recommended Practice for Registered Social Housing Providers 2018 (SORP) and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. Broadacres Housing Association Limited is a public benefit entity, as defined in FRS 102 and applies the relevant paragraphs prefixed 'PBE' in FRS 102. The financial statements are presented in sterling (£).

FRS 102 Exemptions

The Association has taken advantage of the exemption from the requirement to prepare a cash flow statement set out in section 1.11 of FRS102.

Going Concern

The Boards reviewed the financial plans in March 2024, as part of our normal annual review. Having reviewed our principal financial risks, they were satisfied that Broadacres had sufficient resources to continue operating for the foreseeable future and accounts have been prepared in the reasonable expectation that Broadacres is a financially viable organisation. Broadacres held £1,967k in cash at the year-end.

Whilst a refinancing exercise was not anticipated until 2026-27 the opportunity to replace expensive, long-term debt with cheaper, government backed monies presented itself during the Summer 2024. Work is ongoing to progress this refinancing exercise which will likely realise liquidity negating the need for new monies until 2031-32. Potential and extensive falls in income (sales and rent), increased costs and changes in interest and inflation indices have all been stress-tested and scenario planned to provide Boards assurance over future finances and that sufficient resources exist to continue operations for the foreseeable future.

A going concern paper concluding as much was presented to Group Audit and Risk Committee in June 2024, and Boards thereafter in July 2024. We have assessed the next three years with particular attention on the foreseeable future, being a period of at least 24 months following this accounting period, the year ending 31 March 2026.

The most significant areas that are likely to affect Broadacres' future financial performance and going concern assessment are rental income, extended periods of homes being empty, delays in the sales programme and an increase in the liabilities of the defined benefit pension scheme. The continued fallout from recent high living costs on Broadacres customers has been modelled and tested, with an increase in arrears predicted, and both income collection and money advice colleagues continue to proactively provide support to our financially vulnerable customers. Hardship support continues to be made available. Stress testing and sensitivity analysis have been carried out on an increase in empty homes and a reduction or delay in sales and Broadacres Board is confident in the continued robustness of Group finances in these scenarios.

In 2024-25 turnover is expected to increase slightly through the decision to increase rents by 7.7%, a pick-up in Shared Ownership first tranche sales and further open market sales in MHYL. Costs will remain significant as we look to invest in the energy efficiency of remaining homes, with a stated aim to achieve SAP C compliance by 2028.

As a key provider of affordable housing in North Yorkshire and beyond, the Boards will ensure that we keep residents safe by maintaining their homes and completing health and safety works. We will work with residents to enable them to pay their rent. This is an area of expertise for this organisation.

Broadacres is not over-burdened by its debt, reflected in its gearing measure being below the sector median in 2022-23. The Board are of the opinion that, as demonstrated in the forecasts and sensitivity analysis, the Group has sufficient funding available under the agreed and anticipated facilities and that there are no forecast breaches in loan covenants over the term of the plan.

1. Accounting policies (continued)

Going Concern (cont.)

As such, the Boards conclude that Broadacres Group remains a going concern and remains satisfied that we can continue operating for the foreseeable future (a period of at least 24 months to 31 March 2026) and accounts have been prepared in the reasonable expectation that Broadacres is a financially viable organisation.

Statement of compliance

This is the eighth year the Group has prepared its financial statements in accordance with FRS 102.

Basis of consolidation

The Group financial statements consolidate the financial statements of the Association and its subsidiary undertakings drawn up to 31 March each year.

Details of the subsidiary undertakings are included on page 11 in the Report of the Boards, and details of transactions between the Group entities are given in note 25 to the financial statements. Intra-group turnover, surpluses and balances are eliminated fully on consolidation.

The Association also has a subsidiary undertaking Market Gate Residential Management Company Limited, a wholly owned subsidiary incorporated in the UK. The principal activity of Market Gate Residential Management Company Limited is the provision of property services, limited to a scheme containing 21 homes. The net assets as at 31 March 2024 were less than £10k. This subsidiary has not been consolidated as it is not material for the purposes of giving a true and fair view.

Housing properties

Housing properties are homes held for the provision of social housing or to otherwise promote social benefit. Housing properties are principally properties available for rent and are stated at cost (and at deemed cost for assets held at valuation at the date of transition to FRS 102) less accumulated depreciation and accumulated impairment losses. Cost includes the cost of acquiring land and buildings, attributable development costs (including staffing) and borrowing costs directly attributable to the construction of new housing properties during the development. Capitalisation ceases when substantially all the activities that are necessary to get the asset ready for use are complete.

Work to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works which result on an increase in net rental income over the lives of the homes, thereby enhancing the economic benefits of assets, are capitalised as improvements. This includes works carried out under the Affordable Warmth project and the replacement of fire doors within schemes. Costs include staffing roles attributable to these works. Any works to housing properties which do not replace a component or result in an incremental future benefit are charged as expenditure in the Statement of Comprehensive Income.

Depreciation

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

Major components

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

1. Accounting policies (continued)

Depreciation (cont.)

Structure	75-100 years	Roofs	50 years
Doors and windows	30 years	Heating systems	30 years
Bathrooms	20 years	Kitchens	15 years
Boilers (and Air Source Heat Pumps)	10 years	Solar Panels (and Energy Efficiency Measures)	20 years

Shared ownership homes

Expenditure on shared ownership homes is split proportionally between current and fixed assets on the basis of the first tranche portion. The first tranche portion is accounted for as a current asset and the sale proceeds shown in turnover. The remaining element of the shared ownership property is accounted for as a fixed asset and included in housing properties at cost (less any provision needed for impairment or depreciation) and subsequent sales treated as sales of fixed assets.

Non-housing property, plant and equipment

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

Freehold offices	50 years
Furniture, fixtures & fittings	5 years
Vehicles	5 years (in line with lease agreements)
Computer equipment	3-4 years

Investment properties

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

Land is accounted for based on its intended use. Where land is acquired speculatively with the intention of generating a capital gain and/or a commercial rental return it is accounted for as investment property. Where land is acquired for use in the provision of social housing or for a social benefit it is accounted for as property, plant and equipment. Broadacres currently holds sites in its land bank valued at £0.4m. (£0.4m 2022-23) These properties are included in investments.

Impairment of social housing properties

Homes held for their social benefit are not held solely for the cash inflows they generate and are held for their service potential. An assessment is made at each reporting date as to whether an indicator of impairment exists. If such an indicator exists, an impairment assessment is carried out and an estimate of the recoverable amount of the asset is made. Where the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recognised in the Statement of Comprehensive Income. The recoverable amount of an asset is the higher of its value in use and fair value less costs to sell. Where assets are held for their service potential, value in use is determined by the present value of the asset's remaining service potential plus the net amount expected to be received from its disposal. Depreciated replacement cost is taken as a suitable measurement model

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

1. Accounting policies (continued)

Social Housing Grant and other Government grants

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

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

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

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

Donation or acquisition of land or other asset at below market value

Where a donation of land and/or other assets is received or land and/or other assets are acquired at below market value from a government source, this is accounted for as a non-monetary government grant. The difference between the fair value of the asset donated or acquired and the consideration paid for the asset is recognised as a government grant and included in the Statement of Financial Position as a liability.

Where a donation of land and/or other assets is received or acquisitions of land and/or other assets at below their market value from a third party that does not meet the definition of a government source the transaction is recognised as an asset in the Statement of Financial Position at fair value, taking account of any restrictions on the use of the asset and income equivalent to the difference between any amounts paid or payable for the asset and the fair value of the asset is recognised in surplus or deficit in the Statement of Comprehensive Income as a donation when future performance-related conditions are met.

Recycling of grants

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

For shared ownership staircasing sales, when full staircasing has not taken place, the recycling of the grant may be deferred if the net sales proceeds are insufficient to meet the grant obligation relating to the disposal and is not to be recognised as a provision. On subsequent stair casing sales, the requirement to recycle the grant becomes an obligation if sufficient sales proceeds are generated to meet the obligation and a provision is recognised at this point.

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

Restricted reserves

The Association maintains restricted reserves for specific purposes where their use is subject to external restrictions.

Revenue and expenditure is included in surplus or deficit in the Statement of Comprehensive Income and a transfer is made from the general reserve to the restricted reserve.

1. Accounting policies (continued)

Leased assets

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

Finance leased assets

Leases of assets that transfer substantially all the risks and rewards incidental to ownership are classified as finance leases. A lease for the provision of vehicles over the next four years was entered into in 2023/24This has been classified as a Finance lease. Assets are recognised initially at the lower of the fair value of the leased asset or the present value of minimum lease payments. The corresponding liability to the lessor is included in the statement of financial position as a finance lease obligation. Payments are split into principal and interest to reflect the repayment of the liability over the life of the vehicles, with depreciation being charged on the vehicle's useful life.

Operating leased assets

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

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

Homes for outright sale

Homes developed for outright sale and land held for sale are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes materials, attributable staffing costs and an attributable proportion of overheads based on normal levels of activity.

Interest payable

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

Taxation

The Association has charitable rules with effect from 9 June 1998, when charitable status was obtained; the Association is not liable to Corporation Tax except for specific transactions (outright sale of homes for profit, Renewable Heating Incentives and Feed-in-Tariffs).

The Association's subsidiaries Broadacres Services Limited and Mulberry Homes Yorkshire Limited are liable to taxation within the UK. Current UK corporation tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the Statement of Financial Position date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the Statement of Financial Position date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the Statement of Financial Position date.

Timing differences are differences between the Group's taxable surpluses and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the Statement of Financial Position date that are expected to apply to the reversal of the timing difference.

Deferred tax relating to property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to sale of the asset.

1. Accounting policies (continued)

Value added tax (VAT)

The Association is registered for VAT but a large proportion of its income, including rents, is exempt from VAT. The majority of expenditure is subject to VAT which cannot be reclaimed, and expenditure is therefore shown inclusive of VAT. Partial exemption has been obtained for some business activities and the VAT recovered is credited to the income and expenditure account in the year in which they occur.

Pensions

The Association participates in SHPS, a multi-employer pension scheme which provides benefits to non-associated participating employers. The scheme is classed as a defined benefit scheme in the UK.

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

FRS 102 requires that an employer participating in a defined benefit scheme should recognise:

- a liability for its obligations under the scheme net of scheme assets; and
- the net change in that liability during the accounting period as the cost of the defined benefit scheme during the period.

Turnover

Turnover comprises:

- Rental income from tenants and leaseholder's receivable in the year is recognised as it becomes due and payable. (Net of void losses)
- Service charge income is recognised when the related expenditure is incurred.

Revenue grants recognised at the earlier of when due under a relevant contract or when received.

- Income from other services included at the invoice date (excluding VAT) of goods and services supplied in the year are recognised when they become due and payable.
- Income from the sale of shared ownership or other homes developed for sale is recognised when received.

Support income and costs including supporting people income and costs

Supporting People (SP), contract received from the administrating authorities, is accounted for as SP income in the turnover, note 2. The related support costs are matched against this income in the same note.

Investments

Investments in the Group balance sheet are held at the lower of cost and net realisable value and represent an equity share of homes sold by Broadacres Services Limited at less than 100%.

Financial instruments

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

Debtors

Short term debtors are measured at transaction price, 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.

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.

1. Accounting policies (continued)

Creditors

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

Employee Benefits

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

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

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

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

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

Bad and doubtful debts

Provision is made against rent arrears of current and former tenants as well as other miscellaneous debts to the extent that they may be irrecoverable.

Onerous Contracts

Where a loss is deemed to be certain in a contract, the Association will recognise this loss as outlined in FRS102. This will lead to a cost in the Statement of Comprehensive Income as well as a provision in the Statement of Financial Position relating to the estimated loss. This will then be unwound as the actual loss is realised.

Financial liabilities carried at amortised cost – "basic loans"

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

Non-current debt instruments which meet the necessary conditions in FRS 102, are initially recognised at fair value adjusted for any directly attributable transaction cost and subsequently measured at amortised cost using the effective interest method, with interest-related charges recognised as an expense in finance costs in the Statement of Comprehensive Income, discounting is omitted where the effect of discounting is immaterial. A financial liability is derecognised only when the contractual obligation is extinguished, that is, when the obligation is discharged, cancelled or expires.

Financing transactions – rent arrears – arrangements to pay

For rent arrears where the arrangement constitutes, in effect, a financing transaction because of extended credit arrangements the arrears are derecognised as a financial asset and a new financial asset measured at the present value of the future payments discounted at an appropriate market rate of interest.

Public benefit entity concessionary loans

Loans between the Group organisations are made at market rates and therefore classified as "basic loans" above.

1. Accounting policies (continued)

Cash and cash equivalents

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

Cash Held in Trust

At times, the subsidiary Broadacres Services Limited may hold cash balances for management companies pending expenditure on the upkeep of scheme sites. This balance is treated as an asset in Cash and a creditor balance in Other creditors.

Gift Aid payments

Donations received under the Gift Aid scheme to the parent association, BHA, from its subsidiaries are recognised as turnover upon receipt as it relates to the principle activities of the association. Payments from subsidiaries are made under a deed of covenant to the parent and therefore accounted for as distributions. Payments and receipts are eliminated on consolidation.

Significant management judgements and key sources of estimation uncertainty

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

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

Significant management judgements

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

Impairment of social housing properties

The Group have to make an assessment as to whether an indicator of impairment exists. In making the judgement, management considered the detailed criteria set out in the SORP.

The Board made the decision to increase rents by the maximum possible (excepting for the voluntary capping of Shared Ownership Properties at 7%) in 2023-24 to reflect the continued investment in homes. This results in a 7% increase for the majority of customers in 2023-24 (with Supported Housing increasing by 11.1%).

Broadacres reviews homes where it considers an indicator of impairment exists. The process is as follows:

a) Determined the level at which the recoverable amount is to be assessed (i.e. the individual asset level or at cash-generating unit (CGU) level. The CGU was determined to be at a scheme level

b) Estimated the recoverable amount of the CGU

c) Calculated the carrying amount of the CGU and

d) Compared the carrying amount to the recoverable amount to determine if an impairment loss had occurred.

Significant management judgements

Based on this assessment, Broadacres calculated the Depreciated Replacement Cost (DRC) of each social housing property and/or scheme, using appropriate construction costs and land prices

Carrying value of properties held for sale

Valuation of homes held for sale – The carrying value of completed homes held for sale is based on the fair value of the market sale properties held by the Group at 31 March 2024

1. Accounting policies (continued)

Significant management judgements (cont.)

Classification of loans

The terms of all of Broadacres loans have been reviewed and are considered basic and the loans are therefore recognised in the accounts at amortised cost.

Estimation uncertainty

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

Fair value measurement

Management uses valuation techniques to determine the fair value of assets held for sale. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management base the assumptions on observable data as far as possible but this is not always available. In that case, management uses the best information available. Estimated fair values may vary from the actual process that would be achievable in an arm's length transaction at the reporting date. Note 16 provides detail of assets held for sale.

Defined benefit pension scheme

The Group has obligations to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the statement of financial position. The assumptions reflect historical experience and current trends. Note 21 provides details of the pension schemes, with the current deficit being £2.8m (2023: £2.3m)

Provision for bad and doubtful debts

Broadacres Group makes a judgement on the recoverability of arrears of rental and other income. The provision made against potential bad debts is considered adequate in the light of current rent arrears position. The adjustment to the debt provision in year was £164k (2023: £51k), detailed in note 3.

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

Group	Turnover	2024 Operating Costs	Operating Surplus / (deficit)
	£000	£000	£000
Social housing lettings	40,100	(31,852)	8,248
Other social housing activities			
Shared ownership and current assets	4,983	(2,689)	2,294
Gain on disposal of property, plant & equipment (Note 4)	812	(534)	278
Supported and Extra Care Schemes	919	(2,565)	(1,646)
Cleaning services	54	(440)	(386)
Development services	-	(1,380)	(1,380)
Other	2,149	(1,614)	535
Open Market Sales	3,412	(2,805)	607
Turnover	52,429	(43,880)	8,549
Activities other than social housing activities:			
Interest receivable / (payable)	100	(8,946)	(8,846)
Total	**52,529**	**(52,826)**	**(297)**

Group	Turnover	2023 Operating Costs	Operating Surplus / (deficit)
	£000	£000	£000
Social housing lettings	35,905	(28,337)	7,568
Other social housing activities			
Shared ownership and current assets	3,647	(1,869)	1,778
Gain on disposal of property, plant & equipment (Note 4)	1,157	(671)	486
Supported and Extra Care Schemes	880	(2,397)	(1,517)
ABLE day care	9	(107)	(98)
Cleaning services	47	(406)	(359)
Development services	235	(1,612)	(1,373)
Other	2,742	(1,376)	1,366
Open Market Sales	415	(343)	72
Turnover	45,041	(37,118)	7,923
Activities other than social housing activities:			
Interest receivable / (payable)	118	(8,033)	(7,915)
Total	**45,159**	**(45,151)**	**8**

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

Association	Turnover	2024 Operating Costs	Operating Surplus / (deficit)
	£000	£000	£000
Social housing lettings (Note 3)	40,100	(31,852)	8,248
Other social housing activities			
Shared ownership and current assets	4,983	(2,689)	2,294
Gain on disposal of property, plant & equipment (Note 4)	3,101	(2,823)	278
Supported and Extra Care Schemes	919	(2,565)	(1,646)
Cleaning services	54	(440)	(386)
Development services	-	(1,293)	(1,293)
Other	2,149	(1,614)	535
Turnover	51,306	(43,276)	8,030
Activities other than social housing activities:			
Interest receivable / (payable)	740	(8,946)	(8,206)
Total	**52,046**	**(52,222)**	**(176)**

Association	Turnover	2023 Operating Costs	Operating Surplus / (deficit)
	£000	£000	£000
Social housing lettings (Note 3)	35,905	(28,337)	7,568
Other social housing activities			
Shared ownership and current assets	3,647	(1,852)	1,795
Gain on disposal of property, plant & equipment (Note 4)	3,998	(3,512)	486
Supported and Extra Care Schemes	880	(2,397)	(1,517)
ABLE day care	9	(107)	(98)
Cleaning services	47	(406)	(359)
Development services	14	(1,546)	(1,532)
Other	2,742	(1,376)	1,366
Turnover	47,242	(39,533)	7,709
Activities other than social housing activities:			
Interest receivable / (payable)	518	(8,033)	(7,515)
Total	**47,760**	**(47,566)**	**194**

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

The income from lettings in respect of shared ownership properties is included within general needs. The Association has 364 shared ownership homes (2023:293) generating £1,194k (2023: £940k) per annum in rent.

	General Needs (and Sheltered Housing)	Supported Housing	2024 Total	2023 Total
	£000	£000	£000	£000
Income				
Rents receivable	35,401	1,790	37,190	33,982
Service charge income	911	3,152	4,063	3,007
Amortised government grant:				-
Government grants taken to income	172	-	172	132
Void losses	(988)	(338)	(1,325)	(1,217)
Turnover from social housing lettings	**35,497**	**4,603**	**40,100**	**35,904**
Expenditure				
Services	(892)	(3,160)	(4,052)	(3,402)
Management	(1,504)	(63)	(1,567)	(1,457)
Routine maintenance	(10,264)	(430)	(10,694)	(9,360)
Planned maintenance	(588)	(25)	(612)	(591)
Major repairs expenditure	(6,341)	(266)	(6,606)	(5,704)
Rent loss from bad debts	(139)	(25)	(164)	(51)
Depreciation of housing	(7,525)	(315)	(7,840)	(7,424)
Impairment of housing	(313)	-	(313)	(347)
Operating costs	**(27,566)**	**(4,283)**	**(31,852)**	**(28,336)**
Operating surplus social housing lettings	**7,928**	**320**	**8,248**	**7,568**

4. Gain on disposal of property, plant and equipment

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Right to buy sales	81	331	81	331
Staircasing shared ownership	146	439	146	439
Intercompany sales	-	-	2,289	2,840
Disposal of Housing fixed assets	585	387	585	388
Total Income	812	1,157	3,101	3,998
Cost of sale	(534)	(671)	(2,823)	(3,512)
Profit on disposal	278	486	278	486

The association sold land to 100% owned subsidiary, Mulberry Homes Yorkshire Ltd, in year for development purposes.

5. Finance Income

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Intercompany loan interest	-	-	647	465
Bank interest receivable	100	118	93	53
	100	118	740	518

6. Interest and finance costs

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Bank loans and overdrafts	10,292	8,433	10,292	8,433
Finance lease interest	25	21	25	21
Amortisation of fees/premium	(57)	(57)	(57)	(57)
Net interest on defined benefit liability (Note 21)	77	50	77	50
	10,337	8,447	10,337	8,447
Borrowing costs capitalised	(1,391)	(414)	(1,391)	(414)
	8,946	8,033	8,946	8,033

Borrowing costs have been capitalised based on a capitalisation rate of 4.98% (2023: 4.98%) which represents the marginal rate of funds available to the Association.

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

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

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Depreciation of housing (Note 11)	7,840	7,424	7,840	7,424
Impairment of housing (Note 11)	313	347	313	347
Depreciation of other fixed assets (Note 12)	1,233	892	1,224	883
Government grants (Note 20)	172	132	172	132
(Gain) on disposal of fixed assets (Note 4)	(1,635)	(566)	267	(493)
Audit fees:				
- Statutory audit	60	51	46	38
- Taxation compliance services	6	6	6	6

8. Staff costs

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Wages and salaries	11,781	11,556	11,781	11,556
Agency Costs	419	334	419	334
Social security costs	1,226	1,147	1,226	1,147
Other pension costs (see note 21)	237	602	237	602
	13,663	13,639	13,663	13,639

The Association's employees are members of the Social Housing Pension Scheme (SHPS) Further information on the scheme is given in note 21.

The full-time equivalent number of staff who received remuneration greater than £60,000:

Salary Band (£) including Employer's National Insurance and Pension Contribution	2024	2023
60,000 - 69,999	9	5
70,000 - 79,999	5	2
80,000 - 89,999	4	7
90,000 - 99,999	3	1
100,000 - 109,999	3	-
110,000 - 119,999	-	1
120,000 - 129,999	-	-
130,000 - 139,999	-	1
140,000 - 149,999	-	-
150,000 - 159,999	1	1
160,000 - 169,999	1	-
170,000 - 179,999	1	1
180,000 – 189,999	-	-
190,000 – 199,999	-	-
200,000 – 209,999	1	-

8. Staff costs (continued)

	2024 Number	2023 Number
Average full-time equivalent employees:	380	364

9. Key management personnel

	2024 £000	2023 £000
Board members		
Wages and salaries	83	85
Expenses	2	1
Executive staff members		
Wages and salaries	600	557
Social security costs	77	75
Other pension costs	119	110
	881	828

Executive staff members are defined as the members of the Board, the Chief Executive and any other person who is a member of the Director Management team. (Chief Executive, Director of People, Digital and Communications, Director of Customer Experience, Director of Development & Investment and Director of Resources). The Director of People, Digital and Communications commenced employment with Broadacres part way through the financial year (August 2023).

	2024 £000	2023 £000
Remuneration of the highest paid director, excluding employer's pension contributions and employer's NI contributions	157	148
Employer's NI of the highest paid director	20	20
Pension contributions of the highest paid director	31	29

The pension arrangements of the Chief Executive are consistent with those offered to the Group's other employees. No enhanced or special terms apply.

10. Tax on (deficit)/surplus on ordinary activities

Group

The charge for the year can be reconciled to the deficit per the Statement of Comprehensive Income as follows:

	2024	2023
	£000	£000
(Deficit) for the year	(297)	(244)
Tax on surplus at standard UK tax rate of 25% (2023:19%)	(74)	(46)
Effects Of:		
Charitable activities		-
Income not taxable for tax purposes	(93)	(63)
Amounts charged/(credited directly to the STRGL or otherwise transferred		-
Adjust closing deferred tax to average rate of 19.00%		-
-Adjust opening deferred tax to average rate of 19.00%		-
Amounts relating to change in tax rates		
Deferred tax not recognised	(167)	(109)
Tax charge for the period		-
Current liabilities:		
Group relief creditor	-	-
	-	-

10. Tax on (deficit)/surplus on ordinary activities (continued)

Association

The charge for the year can be reconciled to the deficit per the Statement of Comprehensive Income as follows:

	2024	2023
	£000	£000
(Deficit)/Surplus for the year	176	194
Tax on deficit/surplus at standard UK tax rate of 25.00% (2023:19.00%)	44	37
Effects Of:		
Expenses not deductible for tax purposes	(93)	(63)
Charitable activities	-	-
Group relief surrendered/(claimed)	-	(30)
Amounts relating to changes in tax rates	-	(8)
Deferred tax not recognised	137	34
Group relief creditor	-	-
Tax charge for the period	-	(30)
Current liabilities:		
Group relief creditor	-	(30)
	-	(30)

The Group has utilised tax losses in subsidiaries to offset income generated in the Association that is subject to corporation tax. This relates to income from "Renewable Heating Incentive" and "Feed In Tariff" scheme income, as well as homes developed for outright sale.

11. Housing properties

Group and Association	Housing properties held for letting £000	Housing properties under construction £000	Total £000
Cost			
At 1 April 2023	387,763	31,181	418,944
Additions		24,455	24,455
Components capitalised	8,428	-	8,428
Transferred on completion	24,263	(24,263)	-
Disposals	(1,756)	-	(1,756)
At 31 March 2024	418,698	31,373	450,070
Accumulated Depreciation			
	(54,350)	(1,730)	(57,309)
Charge for the year	(7,840)	-	(7,840)
Eliminated on disposal	537	-	537
Impairment	-	(313)	(313)
At 31 March 2023	(61,653)	(2,043)	(63,696)
Net book value			
At 31 March 2024	**357,045**	**29,329**	**386,373**
At 31 March 2023	**330,676**	**32,187**	**362,863**

The Group hold homes at cost less accumulated depreciation. Valuations of homes are still undertaken as a requirement of funding agreements and are considered against the value of homes held for impairment review purposes. Broadacres charges properties as security for funding agreements. Approximately 59% of Broadacres stock is currently charged for these purposes.

Under FRS102, following the adoption of the accrual method of accounting Social Housing Grant is held as a creditor and released to the Statement of Comprehensive Income over the useful life of the asset to which it relates. Homes have therefore been restated at gross (or deemed cost) less depreciation.

Housing property additions include £1,391k (2023: £414k) interest on development costs, based on 4.98% (2023: 4.98%) interest rate. Included within housing properties for letting are 336 (2023:293) Shared Ownership properties with a net value of £14m (2023: £9.2m).

Depreciation has been charged on major components based on their useful economic lives, the replacement of major components totalling £8,428k (2023: £4,430k) were capitalised in the year. £2,586k (2023:£742k) in the year was attributable to energy efficiency works on existing homes. Impairment in year of £313k relates to minor abortive development costs and the early replacement of components.

11. Housing properties (continued)

Expenditure on works to existing properties	Group and Association 2024 £000	2023 £000
Components capitalised		
Energy Efficiency	2,586	742
Compliance	823	544
Major Components	5,019	3,144
	8,428	4,430
Amounts charged to the income and expenditure account	6,606	3,909
Amounts charged to the balance sheet (Retro Fit)	-	784
	15,034	9,123

Social Housing Grant	Group and Association 2024 £000	2023 £000
Total accumulated social housing grant received or receivable:		
Capital grant	87,848	80,807

Finance Costs	Group and Association 2024 £000	2023 £000
Aggregate amount of finance costs included in the cost of housing properties:	5,054	3,654

Housing Properties Held	Group and Association 2024 Number of Homes	2023 Number of Homes
General Needs	6,083	6,029
Supported housing	336	333
Shared Ownership	364	293
	6,783	6,655

157 homes were added in the year, with 28 disposed of through a combination of shared ownership staircasing , right to buy and active asset management.

12. Other property, plant and equipment

	Freehold Offices	Computer & office equipment	Furniture fixtures & fittings	Vehicles	Leased Vehicles	Association Total	Group and Association Total
	£000	£000	£000	£000	£000	£000	£000
Cost or valuation							
At 1 April 2023	3,687	3,430	292	292	2,591	10,292	10,328
Additions	12	1,524	4	11	3,719	5,271	5,271
Disposals	(16)	(150)	(4)	(11)	(2,592)	(2,773)	(2,773)
At 31 March 2024	3,683	4,804	292	292	3,718	12,789	12,826
Depreciation							
At 1 April 2023	(1,119)	(2,427)	(255)	(207)	(1,978)	(5,986)	(6,003)
Charge for the year	(70)	(421)	(21)	(29)	(683)	(1,224)	(1,233)
Disposals	(2)	(41)	(0)	11	2,366	2,334	2,334
At 31 March 2024	(1,191)	(2,889)	(276)	(225)	(294)	(4,876)	(4,902)
Net book value At 31 March 2024	**2,492**	**1,915**	**16**	**67**	**3,424**	**7,914**	**7,924**
At 31 March 2023	2,568	1,003	38	85	613	4,306	4,325

13. Investments

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
At 1 April 2023	578	577	504	503
Additions	-	1	-	1
Disposals	-	-	-	-
31 March 2024	578	578	504	504

Commercial properties are held for rental generation purposes and held at market value.

14. Investment in Subsidiaries

As at 31 March 2024, the Association has control of the following subsidiary organisations, the results of which are consolidated where required in these financial statements in accordance with Co-operative and Community Benefit Societies Act 2014. None of these subsidiaries are registered with the Regulator for Social Housing.

Subsidiary Name	Country of registration	Nature of Business	Registered Provider	Shares held by BHA	Basis of Control	Turnover 2024
Broadacres Services Limited	England	Development of building projects	No	£1	100% share ownership	£164k(2023: £102k)
Mulberry Homes Yorkshire Limited	England	Development of building projects	No	£100	100% share ownership	£357k (2023: £12,424k)
Marketgate Residential Management Company	England	Renting and operating of Housing Association real estate	No	£0	90% ownership of properties in the scheme	£17k (2023: £12k)

The registered office of all subsidiaries is Broadacres House, Mount View, Standard Way, Northallerton, North Yorkshire, DL6 2YD.

The financial statements of the Marketgate Residential Management Company Limited are not required to be consolidated as it is deemed to be immaterial.

15. Inventories

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Materials for repairs and adaptations	426	494	426	494
Catering services food stock	10	9	10	9
	436	503	436	503

16. Housing Properties for Sale

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Completed homes	3,437	1,597	1,477	1,177
Properties under construction / Land for sale	10,678	9,655	-	-
	14,115	**11,252**	**1,477**	**1,177**

17. Debtors

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Amounts falling due within one year:				
Rent & Service Charge receivable	1,388	1,504	1,388	1,504
Provision for bad and doubtful debts	(616)	(535)	(616)	(535)
	772	**969**	**772**	**969**
Amounts owed by Group undertakings	-	-	2,099	1,143
Other debtors	161	364	139	308
Prepayments and accrued income	4,525	2,777	2,012	2,777
	5,459	**4,110**	**5,022**	**5,197**
Amounts falling due after more than one year:				
Amounts owed by Group undertakings	-	-	15,009	11,354
Other debtors	2	2	2	2
	5,461	**4.112**	**20,033**	**16,553**

18. Cash flow

	2024	2023
Consolidated	**£000**	**£000**
Cash flow from operating activities		
(Deficit)/Surplus for the year	(296)	8
Adjustment for non-cash items:		
Depreciation of property, plant & equipment	7,840	7,424
Depreciation of other fixed assets	1,233	797
(Increase)/Decrease in inventories	67	(77)
Decrease/(Increase) in debtors	(1,349)	(2,153)
Decrease/(Increase) in creditors	(1,830)	1.978
Pension costs less contributions payable	(1,332)	(850)
Carrying amount of Housing Fixed Asset Disposals	535	664
Carrying amount of Other Asset Disposals (including assets for sale)	5,494	2,211
Impairment loss on property, plant & equipment	313	354
	10,971	**10,348**
Adjustments for investing or financing activities:		
Income from the sale of property, plant & equipment	(9,208)	(5,219)
Government grants utilised in the year	(172)	(132)
Interest payable	8,946	8,033
Interest received	(100)	(118)
	(534)	**2,564**
Cash generated by operations	**10,141**	**12,920**

Analysis of movement in net debt

	1 April 2023	Cash	Non-Cash	31 March 2024
	£000	**£000**	**£000**	**£000**
Cash	2,732	(1,765)	-	967
Bank loans due less than 1 year	(900)	900	(1,050)	(1,050)
Bank loans due more than 1 year	(171,655)	(18,500)	1,108	(189,047)
Finance Lease Obligations	(141)	717	(3,687)	(3,111)
	(169,964)	**(18,648)**	**(3,629)**	**192,241**

19. Creditors: amounts falling due within one year

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Bank loans and overdrafts (see note 20)	1,050	900	1,050	900
Rents, service & support charges received in advance	713	633	713	633
Amounts owed to Group undertakings	-	-	1,252	1,705
Other taxation and social security	424	294	424	294
Other creditors	1,321	3,965	1,266	1,086
Government grants	227	301	227	301
Vehicle Leasing	643	141	643	141
Accruals and deferred income	5,639	2,861	3,743	2,861
	10,017	**9,095**	**9,317**	**7,922**

20. Creditors: amounts falling due after more than one year

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Other creditors				
Loans	189,047	171,655	189,047	171,655
Government grants (RCGF)	20	133	20	133
Government Grants	34,005	23,232	34,005	23,232
Service charge sinking fund	894	1,212	894	1,212
Vehicle Leasing	2,468	-	2,468	-
	226,434	**196,232**	**226,434**	**196,232**

Borrowings are repayable as follows:

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Bank loans				
Between one and two years	3,200	1,052	3,200	1,052
Between two and five years	15,300	6,852	15,300	6,852
After five years	170,547	163,751	170,547	163,751
	189,047	171,655	189,047	171,655
On demand or within one year	1,050	900	1,050	900
	190,097	**172,555**	**190,097**	**172,555**

20. Creditors – amounts falling due after more than one year (continued)

All loans are secured by way of a fixed charge over specified assets of the Association.

Broadacres Housing Association has a fully utilised facility of £55m with Barclays.

Broadacres Housing Association has a facility of £80m with RBS/NatWest of which £77.5m is utilised (2023: £60m).

Broadacres Housing Association has a fully utilised facility of £33.6m with the former Hambleton District Council (2023: £33.6m), novated with effect 1 April 2023 to successor authority North Yorkshire Council.

Broadacres Housing Association has a facility of £10m (2023: £10m) with Nationwide Building Society of which £8.75m has been utilised.

In November 2021, Broadacres tapped into a bond issuance with the aggregator MORhomes, generating £17.5m cash (net of fees) on a £16.1m debt.

Broadacres has a loan of £62k with Orchard Brook Finance Plc, formerly the Housing Corporation.

Broadacres weighted average fixed interest rate is 5.11% variable rate margins vary between 1.25% and 1.82% on SONIA.

Deferred Income - Government grants	**Group and Association**	
	2024	**2023**
	£000	**£000**
As at 1 April 2023	(23,401)	(19,325)
Grants receivable	(11,054)	(4,207)
Amortisation of Statement of Comprehensive Income	161	132
As at 31 March 2024	**(34,293)**	**(23,401)**
Due within one year	**(343)**	**(301)**
Due after one year	**(33,950)**	**(23,100)**

The total accumulated amount of capital grant received at the balance sheet date is £87.8m (2023: £80.8m), the creditor of £23.2m relates to grant where the conditions have not yet been met.

Recycled Capital Grant Fund	**Group and Association**	
	2024	**2023**
	£000	**£000**
As at 1 April 2023	133	236
Inputs	7	184
Recycling of grant	(120)	(287)
As at 31 March 2024	**20**	**133**
Grant due for repayment	20	133

20. Creditors – amounts falling due after more than one year (continued)

Obligations under finance leases	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Due < 1 year (Note 19)	556	141	556	141
Due > 1-5 years (Note 20)	2,224	-	2,224	-
	2,780	**141**	**2,780**	**141**

The obligations under finance leases are repayable by equal instalments in less than five years, Finance leases relate to vehicles used by the Association.

21. Pension schemes

The Group participated in industry-wide funded defined benefit retirement final salary schemes in the year. The schemes are operated by the Social Housing Pension Scheme (SHPS) and the assets of the scheme are held separately from those of the Group under the control of Trustees. The accounting entries for this scheme reflect the extermination of the existing recognised liability.

21.1 SHPS

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

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

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation reduced the deficit to £700m (2020: £1,560m). The Recovery Plan maintains the aim of removing this deficit by 31 March 2028.

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

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

The latest accounting valuation was carried out with an effective date of 30 September 2023. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2024 to 28 February 2025 inclusive.

The liabilities are compared, at the relevant accounting date, with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus The defined benefit liability is calculated as per the below:

21. Pension schemes (continued)

21.1. SHPS (cont.)

Present Values of Defined Benefit Obligation, Fair Value of Assets and Defined Benefit Asset

	2024 £000	2023 £000
Fair value of Plan Assets	11,489	10,919
Present Value of Defined Benefit Obligation	14,326	13,216
(Deficit)	(2,837)	(2,297)

Reconciliation of Opening and Closing Balances of the Defined Benefit Obligation

	2024 £000	2023 £000
Defined Benefit Obligation at 1 April	**13,216**	**20,609**
Current Service Cost	136	529
Expenses	24	23
Interest Expense	648	580
Contributions by plan participants	620	573
Actuarial (gain)/loss due to scheme experience	527	(1,177)
Actuarial (gain) due to changes in demographic assumptions	(127)	(25)
Actuarial (gain) due to changes in financial assumptions	(324)	(7,503)
Benefits paid and expenses	(394)	(393)
Defined Benefit Obligation at 31 March	**14,326**	**13,216**

Reconciliation of Opening and Closing Balances of the Fair Value of Plan Assets

	2024 £000	2023 £000
Fair Value of Plan Assets at 1 April	**10,919**	**18,327**
Interest Income	571	530
Experience on plan assets (excluding interest income) – (loss)/gain	(1,796)	(9,570)
Contributions by the employer	1,569	1,452
Contributions by plan participants	620	573
Benefits paid and expenses	(394)	(393)
Fair Value of Plan Assets at 31 March	**11,489**	**10,919**

21. Pension schemes (continued)

21.1. SHPS (cont.)

The actual return on the plan assets (including any changes in share of assets) over the year ended 31 March 2024 was £1,225k (2023: £9,0404k)

	2024 £000		2023 £000
Global Equity	1,145		204
Absolute Return	449		118
Distressed Opportunities	405		330
Credit Relative Value	376		412
Alternative Risk Premia	365		20
Fund of Hedge Funds	-		
Emerging Markets Debit	149		59
Risk Sharing	672		804
Insurance-Linked Securities	59		276
Property	461		470
Infrastructure	1,161		1,247
Private Debt and Equity	461		486
Opportunistic Illiquid Credit	449		467
High Yield	2		38
Opportunistic Credit	-		1
Cash	227		79
Corporate Bond Fund	-		-
Liquid Credit	-		-
Long Lease Property	74		329
Secured Income	343		501
Liability Driven Investment	4,676		5,029
Currency Hedging	(5)		21
Net Current Assets	20		28
Total Assets	**11,489**		**10,919**

Defined Benefit Costs Recognised in the Statement of Comprehensive Income (SOCI)

	2024 £000	2023 £000
Current Service Cost	136	529
Expenses	24	23
Net Interest Expense	77	50
Costs recognised in SOCI	**237**	**602**

21. Pension schemes (continued)

21.1. SHPS (cont.)

Defined Benefit Costs Recognised in the Other Comprehensive Income

	2024	2023
	£000	£000
Experience on plan assets (excluding interest income) - (loss)/gain	(1,796)	(9,570)
Experience gains and (losses) arising on plan liabilities	(527)	1,177
Changes in Demographic Assumptions	127	25
Changes in Financial Assumptions	324	7,503
Total amount recognised in other comprehensive income - (loss)/gain	**(1,872)**	**(865)**

Key Assumptions

	Valuation at 2024	Valuation at 2023
Key assumptions used:		
Discount rate	4.93%	4.83%
Inflation (RPI)	3.08%	3.16%
Inflation (CPI)	2.79%	2.82%
Salary Growth	3.79%	3.82%
Allowance for commutation of pension for cash at retirement	75% of maximum	75% of Maximum

	Valuation at 2024 years	Valuation at 2023 Years
Retiring today:		
Males	20.50	21.0
Females	23.0	23.40
Retiring in 20 years:		
Males	21.8	22.2
Females	24.40	24.90

Overall Accounting Impact of the Schemes

The overall liability is reflected in the accounts as follows:

	2024 £000	2023 £000
SHPS	2,837	2,297

Defined Benefit (Costs)/Income Recognised in the Other Comprehensive Income

	2024 £000	2023 £000
LPFA (now ended)	-	2,052
SHPS	(1,872)	(865)
Actuarial (loss) / gain on pension schemes	(1,872)	1,187

22. Financial instruments

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

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Financial assets				
Measured at amortised cost				
Rent arrears and other debtors (see note 17)	4,825	4,112	2,925	4,056
Amounts due from related undertakings (See note 17)	-	-	17,108	12,497
Cash held (See note 18)	967	2,732		1,473
	5,792	6,844	20.033	18,026
Financial liabilities				
Measured at amortised cost				
Loans payable (see note 19 & 20)	190,097	172,555	190,097	172,555
Trade and other creditors (see note 19 & 20)	46,354	32,772	44,402	29,893
Amounts owed to related undertakings (see note 19)	-	-	1,252	1,705
	236.451	205,327	235,751	204,153

The Group's income, expense, gains and losses in respect of financial instruments are summarised below:

Interest income and expense				
Total interest income for financial assets (note 5)	(100)	(55)	(740)	(518)
Total interest expense for financial liabilities (note 6)	8,940	8,033	8,940	8,033
Net Cost	8,840	7,978	8,200	7,515

23. Share capital

	2024 Number	2023 Number
At 1 April 2023	25	27
Joining during the year	3	2
Leaving during the year	(7)	(4)
At 31 March 2024	21	25

Each member is entitled to vote at general meetings but do not have any right to receive dividends or distributions on winding-up, and the shares are not redeemable.

24. Capital commitments

Capital commitments are as follows:

	Group		Association	
	2024 £000	2023 £000	2024 £000	2023 £000
Contracted for but not provided for	28,197	12,023	26,326	5,530
Approved by the Board but not contracted	17,474	10,315	17,474	10,315
	45,671	**22,338**	**43,800**	**15,845**

The capital commitments (£45,671k) will be funded through secured borrowing, as well as income from sales and grants.

25. Related party transactions

The Key financial transactions between the group members are summarised below:

Intercompany Loans

As at 31 March 2024, Broadacres Housing Association Limited has loaned £12,782k (2023: £8,995k) to Mulberry Homes Yorkshire Limited and £1,700k (2023: £1,950k) to Broadacres Services Limited. These loans are excluded from the accounts on consolidation.

Intercompany Payments

Broadacres Housing Association Limited paid a development recharge to Broadacres Services Limited of £nil (2023: £136k).

Broadacres Housing Association Limited paid a development recharge to Mulberry Homes Yorkshire Limited of £8.096k (2023: £10,616k).

Broadacres Housing Association Limited recharged Broadacres Services Limited of £122k for salary costs (2023: £28k).

Broadacres Housing Association Limited recharged Mulberry Homes Yorkshire Limited £249k (2023: £201k) for salary costs.

At 31 March 2023, Broadacres Services Limited owes Broadacres Housing Association £409k (2022: £318k) interest.

Mulberry Homes Yorkshire Limited owes Broadacres Housing Association £1,779k (2023: £1,005k) interest. Broadacres Housing Association owes Broadacres Services Limited £122k for retentions and accrued expenditure. (2023: £90k) and Mulberry Homes Yorkshire Limited £173k (2023: £721k).
All transactions are at arms-length.

Hambleton District Council (North Yorkshire Council)

Broadacres has a fully utilised loan facility with Hambleton District council of £33.6m (2023: £33.6m). Loan interest is based on market rates and the interest payable in year was £1.4m (2023: £1.4m). Hambleton District Council was subsumed into the new Unitary Authority of North Yorkshire Council with effect 1 April 2023. Broadacres loan facility and obligations thereunder have transferred to the new authority.

26. Controlling party

The parent and the ultimate controlling party of the Group is Broadacres Housing Association Limited.

27. Guarantees

Royal Bank of Scotland on behalf of Mulberry Homes Yorkshire Limited has given guarantees in favour of North Yorkshire Council and utility providers for the total sum of £0.4m (2023: £0.4m).