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Eden Housing Association Limited

Financial Statements for the Year Ended 31 March 2026

Registered Society under the Co-operative and Community Benefit Societies Act 2014 and an Exempt Charity No. 28435R

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Board Members, Executive Directors, Advisors and Bankers

Board		
Chair	Douglas Ross	
Vice Chair	Paul Foote	Resigned September 2025
	Stephen Colclough	
Board members	Elspeth James	
	Rebecca White	Resigned September 2025
	Michael Baker	Resigned September 2026
	John Alex Rocke	
	Sarah Nye	
	Susan Powell	
	John Paul Vines	
	Lynette Francis	Appointed September 2025
	Kate Elder	Appointed May 2026
	Rebecca Sedgwick	Appointed May 2026
	Catherine Wilmot	Appointed September 2026
Executive Directors		
Chief Executive	Chris Fawcett	
Company Secretary	Guy Johnson	
Director of Finance & Corporate Resources	Guy Johnson	
Director of Operations	Jenny Everingham	
Registered Office	Blain House Bridge Lane Penrith Cumbria CA11 8QU	
Registered Number	Registered society under the Co-operative and Community Benefit Societies Act 2014 and an exempt charity No.28435R	
	Registered by the Homes and Communities Agency Number L4140	
Auditors	Menzies One Express 1 George Leigh Street Ancoats Manchester M4 5DL	
Bankers	Barclays Commercial Bank Midlands Team PO Box 3333, One Snowhill Snowhill Queensway Birmingham B3 2WN	

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Strategic Report of EHA Board

The Board of Eden Housing Association (EHA) presents its annual report and the audited financial statements for the association and the Group for the year ended 31 March 2026.

Principal Activities

The principal activities during the year were the provision and management of affordable rented accommodation and housing related support services for people in need.

Business Review

We completed the second year of our Strategy for Eden Housing Association 2024–28. The evidence suggests our strategy is working. We have increased our financial headroom and improved our tenant satisfaction figures compared to the previous year. The strategic updates through to March 2026 on the three corporate objectives are below.

Good Quality, Safe and Affordable Homes:

Our strategy prioritises investment in existing homes over the growth of new homes. We secured further funding to support an ambitious investment programme and improvements to the energy efficiency of our tenants' homes.

Making the best decisions to invest in homes relies on having good quality data and we completed 663 stock condition surveys during the year. Detailed information on each of our properties from individual stock condition surveys helps us make the right decisions. We fully complied with all new and existing legislation, including the new Awaab's Law requirements for damp and mould.

We successfully transferred 10 homes from Lyvennet Community Trust in Crosby Ravensworth and added 6 more affordable homes. 3 of those were in Penruddock bought under a section 106 agreement and the remaining 3 were in Penrith.

Building on tenant feedback, the Board approved an in-house estate caretaker team. This was implemented during 2025/26, improving the communal spaces around tenants' homes.

Tenant Voice and Influence:

2025/26 was the second full year of our new approach to tenant engagement. Our Scrutiny Audit Panel (led by tenants) continued to review our approach to repairs and complaints, two areas where tenant feedback has highlighted the greatest need for improvement.

We've seen a positive response to this work from tenants who have now been through the new complaints process. We are grateful and thank the tenant scrutiny groups that completed the reviews and gave us the information which helped drive these improvements.

The Repairs Manager worked alongside tenants to review our services and agree what needed improving. Tenants agreed an action plan with timescales and our Repairs Manager worked with contractors to deliver these changes. We are pleased with these improvements and will continue to build on them.

To continue improving how we listen to our tenants, we progressed our work towards achieving the gold standard in tenant engagement (TPAS accreditation) during 2025/26.

High Performing and Resilient Organisation:

The changes made to the way we work during 2025/26 were designed to help us improve the delivery of good quality, safe and affordable homes and strengthen how well we hear the Tenant Voice, enabling tenants to truly influence our services.

The main areas for change during 2025/26 have been:

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Modernising services:

We have continued implementation of new IT software modules, working in partnership with our main provider MRI software. This has helped us to capture more information whilst out on estates and in homes. Whilst at the same time, giving more accessible reporting information to drive better decision making.

Increasing financial capacity:

It's not possible to increase investment and resources without being efficient and using our tenants' rent money wisely. As a not-for-profit charity it is important to us that we continue to invest and meet our tenants' needs. To help us achieve that we launched a treasury working group. Board Members and the Executive team worked together with Savills consultants to secure new funding, new covenants and greater financial strength. The outcome of this work has strengthened our financial business plan through 2025/26 and supports further opportunities to increase investment in services and homes.

In December 2025, we were really pleased when the Regulator for Social Housing confirmed our G1/V2 rating – the highest rating a housing association can achieve in governance, with a compliant financial viability grade of V2 that mirrors most other landlords and is reflective of the current economic climate.

We continue to adopt the National Housing Federation (NHF) Governance Code 2020. The Board have reviewed compliance against each of the provisions of the code and the Board is assured that Eden Housing Association is fully compliant with the Code with some improvement enhancements.

Tenant Satisfaction Measures (TSMs)

New Tenant Satisfactions Measures (TSMs) were introduced by the Government on 1 April 2023. These measures were introduced to help monitor how well landlords are doing at providing quality homes and services to tenants and understand how to make improvements.

Eden HA use Acuity, a company providing tenant satisfaction surveys and benchmarking, to collect data from our tenants.

The results for the last three years and benchmarking information is provided below:

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Ref	KPI	23/24 Result	24/25 Result	25/26 Result	24/25 Sector Median	24/25 Result vs Sector Median	EHA Current Trend
TP01	Overall Satisfaction of service provided by landlord?	85.1%	82.6%	87.7%	71.8%	↑	↑
TP02	Satisfaction with repairs (over last 12 months)	82.8%	80.0%	84.7%	73.6%	↑	↑
TP03	Satisfaction with time taken to complete most recent repair	81.8%	75.8%	85.9%	69.5%	↑	↑
TP04	Satisfaction that the home is well maintained	82.3%	78.9%	86.8%	71.9%	↑	↑
TP05	Satisfaction that the home is safe	86.9%	85.8%	90.1%	77.6%	↑	↑
TP06	Satisfaction that the landlord listens to tenant views and acts upon them	79.3%	72.0%	80.0%	61.6%	↑	↑

Regulator Tenant Satisfaction Measures

Ref	KPI	23/24 Result	24/25 Result	25/26 Result	24/25 Sector Median	24/25 Result vs Sector Median	EHA Current Trend
TP07	Satisfaction that the landlord keeps tenants informed about things that matter to them	86.9%	81.4%	88.3%	72.0%	↑	↑
TP08	Agreement that the landlord treats tenants fairly and with respect	87.3%	84.2%	92.2%	77.9%	↑	↑
TP09	Satisfaction with the landlord's approach to handling complaints	51.1%	52.8%	65.5%	35.5%	↑	↑
TP10	Satisfaction that the landlord keeps communal areas clean and well maintained	76.2%	75.1%	80.3%	66.7%	↑	↑
TP11	Satisfaction that the landlord makes a positive contribution to neighbourhoods	77.8%	71.1%	76.8%	64.6%	↑	↑
TP12	Satisfaction with the landlord's approach to handling anti-social behaviour	72.9%	68.7%	75.9%	59.5%	↑	↑
CH01d	Stage 1 Complaints relative to the size of the landlord (during reporting period)	23.7	27.9	20.2	53.5	↑	↑
CH01c	Stage 1 Complaints responded to within Complaint Handling Code timescales	87.8%	95.83%	91.4%	89.9	↑	↓
CH02d	Stage 2 Complaints relative to the size of the landlord (during reporting period)	5.2	5.2	5.2	8.3	↑	→
CH02C	Stage 2 Complaints responded to within Complaint Handling Code timescales	88.9%	66.7%	88.9%	88.9	→	↑

Regulator Tenant Satisfaction Measures

Ref	KPI	23/24 Result	24/25 Result	25/26 Result	24/25 Sector Median	24/25 Result vs Sector Median	EHA Current Trend
NM01a	New Anti-social behaviour cases relative to housing stock	52.70	46.20	45.3	36.0	↓	↑
NM01c	New Hate Crime cases relative to housing stock	0.60	0.00	0.0	0.7	↑	→
RP01a	Proportion of homes that do not meet the Decent Homes Standard	0.2%	0.00%	0.0%	0.5%	↑	→
RP02a	Non-Emergency Repairs completed within target timescale	91.3%	96.5%	90.8%	82.5%	↑	↓
RP02b	Emergency Repairs completed within target timescale	98.9%	98.1%	98.8%	94.9%	↑	↑
BS01	Gas safety checks	100%	100%	100%	100.0%	→	→
BS02	Fire safety checks	100%	100%	100%	100.0%	→	→
BS03	Asbestos safety checks	100%	100%	100%	100.0%	→	→
BS04	Water safety checks	100%	100%	100%	100.0%	→	→
BS05	Lift Safety Checks	100%	100%	100%	100.0%	→	→

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Value for Money

Our VFM Strategy supports our core mission, "to be a high performing, community rooted landlord and employer, shaped by our tenants and trusted by our partners". We aim to optimise the use of our assets and resources to invest in our people and our communities to deliver this.

The Board has an approved approach to VFM, as detailed in its Value for Money Strategy, reflecting the requirements of the Value for Money Standard issued by the Regulator of Social Housing.

The Vision for the VFM Strategy is:

We use the resources available in the best way possible, to achieve the same for less or more for the same, and create places where tenants live safely in affordable homes with equitable delivery of services across our communities

The VFM Strategy covers everything we do both at an operational and strategic level. It means making the best use of the resources available in the best way possible, to achieve the same for less or more for the same and create places where tenants live safely in affordable homes with equitable delivery of services across our communities.

We assess VFM by adopting the 4E's:

Economy	Efficiency	Effectiveness	Equity
Securing the right price and reducing avoidable cost.	Using time, systems and resources well.	Delivering meaningful outcomes and better services.	Ensuring benefits are fair, accessible and inclusive.

In simple terms we aim to make the best use of every pound we spend to;

- Provide better services for our tenants
- Invest in our existing housing stock
- Invest in our staff and key relationships
- Contribute to the delivery of much needed new affordable rented homes

Considering our current position, the VFM objectives are as follows:

- Continuous improvement in process and services
- Accountability when using our resources and decisions based on a solid business case
- Consistent and regular messaging at all levels of the organisation
- Equip colleagues with tools to drive a high-performance culture which embeds our values and benefits stakeholders
- Utilise contracts register to monitor contracts with regular contract management and added value benefits
- Utilise partnerships and long-term relationships to generate greater outcomes for stakeholders
- Ensure procurement is planned and used effectively to secure cost savings and/or better services
- Deliver more affordable homes and help create sustainable communities
- Ensure the value of our assets and costs relating to them are understood to assist asset management
- Look to maximise any external grant streams and partnerships
- Clear KPIs and reporting across the organisation
- Demonstrate VFM to tenants and other stakeholders
- Comply with relevant VFM reporting requirements and benchmarking
- Sharing of best practice and discussions on improvements
- Increase peer benchmarking information across the business, to challenge performance and improve services

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Performance Metrics

Our Board monitors performance against the key metrics directed by the Regulatory Standard on a quarterly basis and recognises these as a consistent base from which to build an indicative financial view of the organisation and those that we compare ourselves against.

In addition to the mandatory metrics taken from the VFM Standard our Board also monitors a small number of bespoke metrics to form part of its performance oversight. The following table demonstrates how we have performed on these metrics during 2025/26 compared with targets and prior year results and against our peers within the sector.

2025/26 highlights at a glance

Performance this year shows continued investment in homes, delivery of new social housing units, strong tenant satisfaction and positive financial resilience. The Board will continue to focus on areas where targets were not fully met, including operating margin pressures, cost per unit and the long-term balance between reinvestment, growth and affordability.

	2025/26 EHA Actual	2025/26 EHA Target	2024/25 EHA Actual	2023/24 EHA Actual	2022/23 EHA Actual	2024/25 RSH Median
RSH Metrics						
Metric 1 - Reinvestment %	**5.85%**	**5.68%**	3.26%	3.05%	2.60%	7.6%
* Metric 1b – Major Repairs %	**3.08%**	**3.16%**	2.49%	2.80%	2.23%	n/a
Metric 2a - New Supply SH %	**0.87%**	**2.52%**	0.29%	0.27%	0.12%	1.3%
Metric 2a - New Supply SH-units	**16**	**13**	5	2	0	n/a
Metric 3 - Gearing	**33.04%**	**35.8%**	30.26%	40.26%	44.95%	45.5%
Metric 4 - EBITDA MRI	**147.97%**	**151%**	132.80%	134.45%	128.54%	113%
Metric 5 - Headline Social Housing Cost Per Unit	**£4,824**	**£4,252**	£5,012	£4,403	£3,822	£5,576
Metric 6a - OP Margin (SHL)	**25.9%**	**32.1%**	25.8%	32.9%	32.98%	20.5%
Metric 6b - OP Margin (Total)	**26.6%**	**30.1%**	30.4%	33.78%	30.23%	17.6%
Metric 7 - ROCE	**4.04%**	**3.90%**	3.69%	4.84%	4.09%	3.1%
EHA Metrics						
Metric 8 - Management Cost per Unit	**£1,645**	**£2,046**	£1,531	£1,474	£1,311	n/a
** Metric 9 – Arrears as % of Rent Debit	**1.31%**	**1.50%**	1.24%	1.67%	1.27%	n/a
Metric 10a- % of Void Rent Loss	**1.39%**	**1.71%**	1.45%	1.17%	0.89%	n/a
Metric 10b – Out of Management Voids	**11**	**2**	0	0	2	n/a
*** Metric 11 - % of tenants satisfied with the overall service provided TP01	**88%**	**80%**	83%	85%	92%	n/a
Metric 12 - Bad Debt Indicator	**£203,000**	**£210,000**	£197,014	£290,000	£215,647	n/a

*** methodology changed April 2023 to TSM Q.TP01

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Our metrics like many similar organisations, reflect a snapshot of where we are in our own journey whilst the backward look trend is helpful to provide context.

Further explanation of performance against our VFM metrics follows;

Metrics 1a – Reinvestment and 1b Major Repairs %:
Reinvestment metric considers investment in properties (existing stock as well as new supply) as a % of total properties. *(This helps to demonstrate that EHA is putting its finances to good use by maintaining and improving stock as well as adding to the asset base)*

The result shows a significant improvement on last year and higher than target.

Metric 2 – New Supply of Social Housing (SH):
The Association delivered sixteen new units this financial year. This was higher than target.

Metric 3 – Gearing:
Gearing measures, the proportion of borrowing in relation to the size of the asset base. *(It is similar to mortgage lenders loan to value ratio)* This metric is lower than target.

Metric 4 – Earnings Before Interest, Tax and Depreciation Amortization – Major Repairs Included
This measures financial performance before factoring financing cost, depreciation or accounting policies on major repairs. *(It approximates cash generated to cover interest payments and is a key indicator for liquidity and investment capacity).*

This has increased on the previous year.

Metric 5 – Headline Social Housing Cost Per Unit:
This uses costs within the accounts and divides the total costs by the number of properties to provide a cost per unit.

With higher costs than budget, the cost per unit figure is higher than target, but lower than the previous year.

Metric 6a – Operating Margin (Social Housing Lettings only) and 6b Operating Margin (Total)
Operating Margin measures the profitability of operating assets before any interest and exceptional expenses are considered. *(It is a key indicator for the efficiency of an organisation)*

The Operating Margin (Social Housing Lettings Only) was lower than target.

The Operating Margin (all operations) for the period was also lower than target.

Metric 7 – Return on Capital Employed:
Return on Capital Employed compares the operating surplus to total assets, less current liabilities. *(It is a common measure in the commercial sector to assess the efficient investment of capital resources)*

The ROCE for the year is higher than target and higher than the previous year.

Metric 8 - Management Cost per Unit:
At £1,645 management costs were lower than the targeted level.

Metric 9 – Arrears as % of Rent Debit:

The Arrears as a % of Rent Debit is below target, however, an increase on the previous year.

Metric 10a - % of Void Rent Loss and 10b Out of Management Voids:
Void rent loss over the year was within our target plus a decrease on the previous year. We have 11 properties out of management due to the proposed demolition of Cookson Court.

Metric 11 - % of tenants satisfied with overall service provided

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The basis of calculation changed in April 2023, whereby the target percentage reduced from 90% to 80%. We moved from a monthly in-house survey to an externally delivered quarterly tracker survey of the TSM Perception Survey questions and the basis of Metric 11 changed to match TSM. Q.TP01 Taking everything into account, how satisfied or dissatisfied are you with the service provided by EHA. The trend information up to 2022/23 was based on the previous monthly survey question 'would you recommend EHA to family and friends.

Metric 12 - Bad Debt Indicator:
Our bad debts are currently lower than target, this has increased slightly on the previous year.

Benchmarking: using external data to test, challenge and learn

What we used	How we used it	How to read it
The Regulator of Social Housing's Global Accounts 2025 provide a sector-wide reference point for benchmarking our value for money performance.	We compared our results with quartile data, local providers and similar rural associations to understand relative performance and identify learning opportunities.	Benchmarking is a guide, not a conclusion. Results reflect a single year and may be influenced by factors that are not visible in the published data.

The table below sets out how the Association compares with the Regulator of Social Housing's published 2025 Global Accounts data, highlighting where performance is stronger, where further challenge is needed, and where context is important.

Registered Provider & (no. of units)	Financial Year End	Re-Invest. %	New Supply (Social) %	Gearing %	EBITDA MRI Interest Rate Cover %	Headline Social Housing Cost per unit, £k	Op Margin (SHL) %	Op Margin (Overall) %	ROCE %
Arawak Walton HA 1,110	31/03/2025	2.6%	0.0%	42.0%	136%	4.97	19.9%	19.8%	4.1%
Arches Housing 1,354	31/03/2025	8.6%	2.5%	41.5%	137%	4.21	18.9%	21.0%	2.8%
Cornerstone Housing 1,411	31/03/2025	7.3%	1.8%	34.5%	257%	5.32	21.1%	20.0%	3.0%
Durham Aged Mineworkers 1,744	31/03/2025	2.4%	0.0%	10.2%	163%	5.01	10.0%	9.9%	1.2%
Eden HA Ltd 1,992	31/03/2025	3.3%	0.3%	30.8%	131%	4.98	31.6%	30.4%	3.7%
English Rural Housing 1,555	31/03/2025	4.4%	2.0%	35.3%	167%	4.07	25.9%	24.6%	3.2%
First Garden Cities 2,357	31/03/2025	13.6%	2.5%	42.4%	227%	5.03	30.3%	30.9%	3.7%
Hundred Houses Society 1,362	31/03/2025	3.7%	0.8%	21.1%	256%	5.37	25.6%	26.0%	2.9%
Manningham 1,428	31/03/2025	8.5%	2.7%	43.5%	141%	4.94	30.1%	29.1%	2.6%
Pickering & Ferens Homes 1,453	31/03/2025	3.1%	1.7%	15.3%	662%	5.26	20.9%	21.3%	2.5%
Tuntum HA 1,588	**31/03/2025**	5.3%	0.8%	57.2%	115%	**5.34**	23.7%	23.3%	3.0%
Unity HA 1,387	31/03/2025	4.7%	0.0%	22.7%	104%	5.56	23.0%	20.1%	2.6%
Warrington HA 1,353	31/03/2025	3.9%	0.0%	19.5%	105%	6.13	14.1%	10.1%	1.4%

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Willow Tree HA 1,484	31/03/2025	3.0%	0.3%	34.7%	112%	5.13	18.5%	17.1%	2.3%
Average of Peer Group under 2,500 units	31/03/2025	5.3%	1.1%	32.2%	194%	5.24	22.4%	21.7%	2.8%

Lower Quartile	**Global Accounts 2025**	**5.3%**	**0.5%**	**34.4%**	**64%**	**4.98**	**15.1%**	**11.9%**	**2.3%**
Median		**7.6%**	**1.3%**	**45.5%**	**113%**	**5.58**	**20.5%**	**17.6%**	**3.1%**
Upper Quartile		**10.0%**	**2.2%**	**54.7%**	**153%**	**7.00**	**26.1%**	**23.3%**	**3.7%**

Direct comparisons are difficult and should be treated with caution.

The association is geared higher compared to most of this comparison group. However, our gearing is coming down, in line with our strategic objective. Our headline cost per unit, operating margin and return on investment are all better than the median. Taken in the round, these value for money metrics indicate a reasonable performance for the year.

Global Accounts 'Best in Class'

Our Board wished to see greater dialogue and exchange of learning take place with our identified 'best in class' associations. We will look to secure efficient and effective learning from our identified 'best in class' organisations in the year ahead.

Value for money gains: turning good cost control into better outcomes

Our focus	Our test	Our impact
Embedding a culture where colleagues actively control costs, challenge spend and look for better ways to deliver services.	Assessing each gain through the 4Es: economy, efficiency, effectiveness and equity.	Capturing both cashable savings and wider benefits, including better systems, saved time and improved services.

The examples below show how value for money has been delivered over the last 12 months — not only through direct financial savings, but also through stronger processes, better use of resources, improved service quality and fairer access to benefits.

Project	Outcome - Economy, Efficiency, Effectiveness & Equity
MRI Housing – Implementation of Modules in our Housing Management System (MRI) Continuation of the implementation of MRI Asset System, included successful negotiation of pricing for the purchase of new modules. Customer Central (CRM), Safer Communities (ASB) and Property Inspector Mobile	**Economy** – Saving over a 5-year contract £108,000 Original module prices per year inclusive of VAT Customer Central £17,327 Safer Communities £14,256 Property Inspector Mobile £10,560 Negotiated prices per year inclusive of VAT Customer Central £8,663 Safer Communities £7,128 Property Inspector Mobile £4,752 **Efficiency** – This creates improved business processes and service to tenants.

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	Effectiveness – There is now enhanced reporting capability. **Equity** – These modules are used across EHA housing stock
Bathroom Replacements – Planned Works Re-procurement of our bathroom installer as part of the bathroom replacement planned works/investment programme for 2025-26. EHA worked in conjunction with Procure Plus to re-tender for the works to ensure financial savings	**Economy** – Cost saving of approximately £7,500 on the tendered prices against the previous year's programme costs. This enables EHA to stretch the budget further and complete more replacements. **Efficiency** – Contractors are better informed regarding our specifications, therefore reducing management time. **Effectiveness** – Better control of the specification, therefore reducing variation claims by contractors. **Equity** – Bathroom replacements provided to properties across the planned works programme.
Waste Audit 2025 - Improvements New hand towel dispensers Additional recycling bins Removal of most general waste bins Tea towels for drying in the kitchens Food waste bins.	**Economy** – Initial expenditure was required for the new hand towel dispensers in the toilets and kitchens, have resulted in a visible reduction in the volume of paper towel usage and thereby reducing the total waste produced. This equated to approximately 7.15kg saving per week, equivalent to 371.8kg per year (that's 3320 toilet rolls). **Efficiency** – Results have shown that, the actions we implemented, have resulted in an increasing percentage of waste now being sent for primary recycling (from 64% to 80% of the total waste). **Effectiveness** – It is evident that less waste is being produced.
Kitchen Replacements – Planned Works Re-procurement of our kitchen installer as part of the kitchen replacement planned works/investment programme for 2025-2026. EHA worked in conjunction with Procure Plus to re-tender for the works and ensure financial savings.	**Economy** – Cost saving of approximately £40K on the tendered prices against the incumbent supplier which means there is the ability to stretch the budget further and complete more replacements. **Efficiency** – Contractors are better informed regarding our specifications and expectations, therefore reducing management time. **Effectiveness** – Better control of the specification, therefore reducing variation claims by contractors. **Equity** – Kitchen replacements provided to properties across the planned works programme.

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Kitchen Programme – Invoice Review Proactive invoice monitoring process in place; demonstrated that the first invoice review on the new kitchen programme evidenced areas where the new contractor was inadvertently charging us for the same work twice, (once within the spec and a second time as a VO). Following this review, we were able to discuss this with our contractor and agree a reduction in the invoice of circa £1,500.	**Economy** – Cost saving of approximately £1,500 based on various savings within the first 11 homes of the programme. **Efficiency & Effectiveness** – By continuing to monitor contractors and their contract valuations, we are able to demonstrate control over the contractor and the programme and budget. **Equity** – this service is accessible for all colleagues across the organisation.
Employee Assistance Programme (EAP) EHA were paying £1,534.58 per annum for EAP services with Croners. Through our insurance provider we have Aviva Digicare+ for all employees, which is part of EHA's policy. This service replicates what we were paying Croner, therefore this has been cancelled which has provided a financial saving.	**Economy** – Saving of £1,534.58 per annum. **Efficiency** – Feedback from colleagues indicates that they find accessing services much easier through the dedicated App, which comes with the Aviva Service. **Effectiveness** – The service can be accessed outside of work, enhancing EHA's commitment to the wellbeing of our employees. **Equity** – This service is accessible for all colleagues across the organisation.
Stock Condition Survey Programme Successful renegotiation of the survey cost price (per property). Based on an extension of the working relationship with Storm Tempest we were able to agree a continuation of the survey costs agreed for the 24-25 programme. Costs will be held at £90 per survey (price does differ depending upon geographical location) for another year.	**Economy** – Cost saving of approximately £16K based on a saving of £25 per property (638 properties on this years' programme). **Efficiency** – By continuing with contractors for another year we can save time with onboarding and the training of a new contractor on our systems and stock profile. **Effectiveness** – We are able to ensure we deliver this years' programme within budget.
Rewilding Project – Improvement Suggestion As part of our 'rewilding project' we sought to provide a circular picnic bench at Lowther Village to help improve their surrounding area. This was completed by sourcing funds from the Fibrus Social Fund.	**Economy** – Cost saving of £500, as we sourced from an external provider (Fibrus). **Effectiveness** – The field that has been rewilded has a circular pathway cut out of the wild meadow to an area in the middle which required a bench. **Equity** – Available to all who live in Lowther Village, not only our tenants.

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Roofing Programme Successful renegotiation of preliminary costs with contractor. Based on our industry knowledge and experience, it was highlighted that the programme and associated preliminary costs on the roofing programme were high and above the market rate, as well as being calculated using an extended programme duration. We completed market comparisons and these were discussed with the contractor.	**Economy** – Cost reduction of £13K on the original tender. **Efficiency** – The cost reduction means we can stretch the budget further by completing more replacements. **Effectiveness** – The contractor is aware of EHA's industry knowledge, commercial awareness and therefore would need to be more competitive moving forwards. **Equity** – Increase of replacements, allowing more tenants to benefit.
Mini Handrail Project at Alston Our principal contractor had quoted the works at £28K, based on industry knowledge and experience it highlighted that these costs were extremely high and did not represent VFM. The specification and tender were advertised to another contractor who returned a much more competitive price.	**Economy** – Cost reduction of £22K on the original tender. **Effectiveness** – The principal contractor is now aware of EHA's industry knowledge, experience of commercial awareness and therefore would be expected to be more competitive in the future. The new contractor is interested in pricing future work of this kind based on their initial costs. **Equity** – Project completed for Alston.

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VFM Future Plans

Our 2026/27 VFM roadmap: building the culture, tools and evidence to deliver more value:

1. Embed a Culture of VFM	2. Maximise Benefit from Activities	3. Transparency Around VFM
Continue process reviews to identify efficiencies and improved outcomes. Review team structures and resources. Continue to embed VFM across the organisation and consider introduction of dedicated colleague VFM/procurement group. System improvements to equip colleagues with effective tools to provide tailored services. Improved added value returns from working with stakeholders.	Asset performance evaluation reviews to take place on stock profile. Cookson Court development review and appraisal. Progress development activities and utilise increased grant rates on development opportunities. Principal Contractor Review. Complete tenant profile work to assist better tailored services to tenants.	Improve KPI reporting and availability of data across the business. Review VFM reporting for tenants, colleagues and stakeholders. Increase benchmarking information across the business to challenge performance and improve services. Improve VFM reporting within documents to demonstrate regulatory compliance. Investigate best practice and share within the business.

Our VFM metrics looking forward are as follows:

	2026/27	2027/28	2028/29	2029/30	2030/31
Reinvestment %	4.23%	7.77%	5.88%	2.90%	3.04%
New Supply SH %	0.17%	1.2%	1.41%	0.0%	0.0%
Gearing	31.03%	31.09%	31.96%	30.63%	29.35%
EBITDA MRI	90%	85%	113%	114%	110%
Headline SH CPU	£6,015	£6,476	£5,748	£5,978	£6,247
OP Margin (SHL)	30.5%	29.6%	29.0%	28.1%	27.7%
OP Margin (Total)	27.28%	26.45%	25.92%	25.03%	24.65%
ROCE	4.06%	4.05%	4.16%	4.23%	4.15%

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Risk & Assurance

We have established a risk management framework, which is aligned to our Corporate Plan and Financial Plan. Our risk management framework has a clear link between the controls and mitigations we have in place to manage risk and the high-level causes of risk.

Each risk within our Corporate and Operational Risk Registers are regularly analysed and prioritised in terms of likelihood and severity in relation to their inherent risk. The Registers identify the existing controls and further controls in development to mitigate the risk. Once mitigations are factored in, the score is re-calculated, and a residual risk score provided. The strategic risks are also linked with the performance framework, through triggers that help give an early warning system of where remedial action may need to be taken.

All risk and risk movements are reported quarterly to the Audit and Risk Committee for assessment and progress monitoring; this is then presented to the Board for further challenge.

Risk appetite is formally reviewed by the Board annually. This helps to refine our risk management framework, by ensuring our risk drivers and associated appetite levels & descriptors for all risks are current. In turn, this enhances our scoring process for all corporate and operational risks on the Risk Registers.

Although we conduct this formal review of our risk management framework annually, any interim revisions regarding its practical application are reviewed and challenged at the quarterly Audit and Risk Committee.

The Risk Assurance Matrix 2025, which is based on the three lines of defence model, provides assurance regarding the levels of internal and external controls that are in place across the business to manage all strategic and operational risks.

The key risks are detailed below along with key mitigation and controls.

Risk	Assurance Mitigation and Controls
Failure to meet environmental targets	• Corporate Plan includes carbon neutral agenda & objectives • FBP (stress tested for carbon neutral deliverables) • Environmental Sustainability Strategy in operation • Staff resource leading on zero carbon readiness
Impact of economic changes such as inflation, interest rate increases	• FBP (stress tested for financial changes) • Golden Rules in operation • Regular reporting to Board on financial performance • Annual Treasury Strategy
Not achieving regulatory compliance leading to ratings downgrade	• Annual self-assessment against regulatory standards • Annual internal assurance controls reporting • Internal auditing schedule
Not achieving development ambitions and losing properties overall	• Corporate Plan • Asset & Growth Strategy with annual review • Relationships with local constructors • FBP allocated funds
Ineffective IT security and resilience	• Layered security approach Inc. firewalls, antivirus, attachment sandboxing & configured user accounts • Staff training and sign-up to security policy • External penetration testing • Cyber Essentials certification

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Failure to meet Consumer Standards and/or customer expectations	• Tenant Engagement Strategy and Policy in operation • Compliance with Housing Ombudsman Service Complaints Handling Code • Tenant Satisfaction Measures (TSM) surveys – results reported to Board quarterly
Increased arrears	• Weekly monitoring of arrear reports • Serious rent arrears meetings in operation • Dedicated Financial Inclusion Officer in place
Failure to invest in stock	• Asset & Growth Strategy in operation • Stock condition data and monitoring • KPIs on Decent Homes Standard failures reported quarterly • Property policies and procedures in place
Failure to meet landlord health, safety, and property compliance requirements	• Health & Safety Policy in operation • Risk assessments in place • Property compliance policies and procedures in operation • KPIs on health & safety reported quarterly
Poor data accuracy and quality	• Performance dashboards and data quality reports monitored by Management Team at every meeting • Individual data monitoring reports are reviewed by the corresponding manager • Internal auditing schedule

Health & Safety

The Board takes its responsibilities with regard to health and safety extremely seriously and receives a report from the Chief Executive at every Board meeting. It seeks support in the detailed scrutinising of health and safety performance through its appointed Audit & Risk Management Committee. The Audit & Risk Management Committee monitor and review health & safety performance at every meeting. The business operates with detailed policies and procedures, and we provide staff training and education on health and safety matters

Charitable Contributions

The Association made no charitable donations in the year. However, it has facilitated a small number of charitable donations through staff and volunteers, benefitting various local charities including our business partner charity Hospice at Home.

Form and Content of Financial Statements

The financial statements have been drawn up to comply with the Statement of Recommended Practice (SORP) 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Corporate Governance

The Board is responsible for providing strategic direction, leadership, support, guidance and monitoring the performance of the business against its Strategic Objectives, inclusive of the financial objectives. It approves short and medium-term plans, priorities and monitors the results from these plans.

The Board challenge and scrutinise key performance targets to drive continuous improvement. The Board also defines the Values and sets the Mission Statement

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Board Delegation

In order to operate effectively and ensure appropriate governance in business-critical areas the Board has delegated authority to two committees.

- Audit and Risk Committee – the Committee met to consider official duties on four occasions during 2025/26
- Governance & Remuneration Committee – the Committee met to consider its official duties on three occasions during 2025/26

Audit and Risk Committee

The role of the Audit and Risk Committee is to ensure effective internal controls and risk management. This includes both internal and external audit activities and in particular the duties, requirements and guidance set by the applicable regulator.

Governance & Remuneration Committee

The role of the Governance & Remuneration Committee is to ensure the Board members have the appropriate skills and ensuring appropriate arrangements are in place for Board member development and succession, reviewing compliance with the Code of Governance and ensuring the Chief Executive has the skills, competence and capacity to deliver the overall strategy and also ensure that the remuneration arrangements are appropriate for the Executive Team.

Internal Control Assurance

The Board has overall responsibility for risk management and acknowledges its role and responsibility for ensuring that the organisation has an effective system of internal control and for reviewing its on-going effectiveness.

The Risk Management and Internal Control Framework is designed to manage, rather than eliminate, the risk of failure to achieve business objectives and to provide reasonable assurance against material misstatement or loss.

The process for identifying, evaluating and managing the significant risks is ongoing and has been in place throughout the period commencing 1 April 2025 up to the date of approval of the report and Financial Statements. There are a number of arrangements in place that make up the overall Internal Control Framework, which are used to provide Board with assurance about the adequacy of this Framework.

The Board has ultimate responsibility for the system of internal control but has delegated authority to the Audit and Risk Committee to regularly review its effectiveness. It does this by reviewing the effectiveness of the system of internal control across the spectrum of the framework. This includes considering Risk Registers, Internal Audit Reports, fraud reports, management assurances, the External Audit Management Letter and specialist reviews.

The Audit and Risk Committee received and considered reports from management on Risk Management and Control Arrangements at each meeting during the year and the Board discusses risk and the impact of the decisions that it takes at each meeting.

The Audit and Risk Committee received and considered a report on the annual review of the effectiveness of the control environment at their meeting in October 2025 and also received the annual report from the internal auditors in March 2026.

There is a Strategic Planning and Risk Management Framework which incorporates the Corporate Delivery Plan, 30-year financial plan, Risk Management Framework and Assurance Framework. The approach taken ensures a golden thread between Strategic and Financial Planning and Risk Management and integrates assurance which underpins our internal controls.

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This ensures that each strategic objective and associated risks are clearly aligned and supported by the assurance framework.

There are no identified risks to the systems of internal control and basic controls, and governance arrangements are in place for all areas.

The Framework provides evidence to confirm that the appropriate systems are in place and that these are subject to the appropriate levels of scrutiny for those areas that could have a significant financial and reputational impact.

Key elements of the system of controls include:

A formally constituted Board and Committee structure supported by a Governing Framework. This includes Rules, Standing Orders, Scheme of Delegation and Terms of Reference. These detail the delegated authority for each of its Committee's that meet on a regular basis. There is also an Anti-Fraud, Anti- Corruption and Anti-Bribery Policy and a Code of Conduct for Board and Colleagues of the organisation.

This sets out the Association's policies in regard to the quality, integrity and ethics of its people. It is supported by a framework of policies and procedures with which Board and colleagues must comply

A comprehensive Board Appraisal programme is carried out each year. A comprehensive induction and training programme are in place to ensure Board members remain professionally updated and have the skills to meet the needs of the business. This is linked with a comprehensive Board and Committee annual appraisal process.

Compliance with the chosen Code of Governance and Regulatory Framework is reviewed annually.

A Governance review was carried out by Altair at the start of 2025, reported to Board in March 2025 and a small number of actions implemented during 2025/26. Overall Altair concluded that "the governance structure works well for Eden, and good governance continues to be embedded. There have been changes to the Board and chair positions and these arrangements are being embedded with positive results".

Experienced and suitably qualified staff take responsibility for important business functions, maintain and review operational risk registers on a monthly basis and a Risk Panel meets quarterly to discuss all risks and emerging risks

The Audit & Risk Committee receives a "Deep Dive" presentation on specific risk areas on a regular basis and provides greater detail of the controls in place and is asked to confirm that it is assured with those controls. During 2025/26 the following deep dives were presented:

- IT/Cyber Security
- Property Compliance
- Fire Safety
- Gas Safety

All business activities are managed through a comprehensive set of policies and procedures that are subject to regular reviews.

IT and cyber security are overseen through the risk and assurance arrangements. This is supported by an IT/Cyber Security deep dive to the Audit & Risk Committee and independent internal audit of ICT Disaster Recovery, which received substantial assurance in February 2026.

An Artificial Intelligence Policy provides a control framework for the safe and responsible use of AI. It requires approval by the Data Protection Officer/IT Manager before personal or business-sensitive information is entered into an AI product, restricts the use of unapproved AI and file-transfer solutions, and requires AI-generated information to be checked in proportion to the purpose for which it will be used. All colleagues are responsible for complying with the policy, which is subject to review by the IT department.

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Robust strategic and financial business planning processes, including detailed financial budgets, forecasts and cashflows. The Management Accounts are reported to the Executive Team monthly and quarterly to the Board and Funders.

A comprehensive approach to stress testing aligning to the Strategic Risk Register and assurance activities inclusive of the Assets and Liabilities Register. Stress testing is carried out on at least an annual basis, and also where there are key financial risks identified within the year. This is supported by a comprehensive recovery planning framework.

Internal Audit is provided by TIAA. An Annual Internal Audit Plan, based on key controls and risks is agreed, monitored and reported to the Audit and Risk Committee. The Board received an annual report from the Internal Auditors which concluded that EHA has reasonable and effective risk management, control and governance processes in place.

From the internal audit work TIAA carried out in 2025/26 there were five internal audits completed and these did not highlight any fundamental risks. Two had a substantial assurance level and three reasonable assurance.

- Compliance – Property Compliance (August 2025) (reasonable assurance)
- Assurance – Payroll (October 2025) (substantial assurance)
- Assurance – Income Management (October 2025) (substantial assurance)
- Assurance – ICT Disaster Recovery (February 2026) (substantial assurance)
- Assurance – Responsive Repairs (March 2026) (reasonable assurance)

During the year the internal auditors carry out follow up audits to ensure management actions are completed. They review priority 1 and priority 2 recommendations. The follow up reported that 7 out of 10 actions were implemented with 3 actions slightly delayed. These outstanding actions have now been implemented.

External audit is provided by Menzies LLP, who review and report in their annual audit Management Letter, on the effectiveness of existing internal controls that directly relate to the Financial Statements.

Board approved the Anti-Money Laundering Policy in January 2025.

A Fraud Register is in place, and any incidents of fraud or attempted fraud are recorded and reported to the Board at each meeting. During 2025/26, there were no cases of fraud.

A Whistleblowing Policy is in place, and EHA is committed to the highest standards of quality, probity, openness and accountability. The Whistleblowing Policy was approved at the November Board 2025.

The Association recognises it can make a real difference by working closely with tenants and is committed to co-regulation through its tenant engagement activities including tenant scrutiny. The Audit and Risk Committee receives reports on scrutiny activity and monitors progress of the implementation of tenant suggestions.

Following an In-Depth Assessment in January 2023, the Association received a G1/V2 rating on 29 March 2023. This was reaffirmed in December 2025.

Whilst not exhaustive, the above represents the key elements within the existing system of internal controls. The Assurance Framework is supported by the Risk Management framework, providing a full overview of the high-level risks including all forms of assurances provided in relation to the risk such as internal and external audit, performance monitoring and other external forms of accreditation. Key work continues in embedding an integrated risk management culture across the business.

In concluding its review, the Board is satisfied with the adequacy of these controls, confirms there are no material control breaches for the year ending 31 March 2026, and for the period to the date of signing the financial statements.

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Compliance with the National Housing Federation Code of Governance

We have adopted the National Housing Federation (NHF) Governance Code 2020. The Board have reviewed compliance against each of the provisions of the code and the Board is assured that Eden Housing Association is fully compliant. The Board has also adopted the NHF Voluntary Merger, Group Structure and Partnerships Code.

Compliance with the Regulator of Social Housing's (RSH) Governance and Financial Viability Standard

The Board has assessed its compliance against the Regulator's Governance and Financial Viability Standard. We have developed an assurance model (based on three lines of defence model) which supports evidencing compliance with the Standard and supports the Codes of Practice (where applicable). The Board were assured that EHA meets all the requirements of the Standard.

We are therefore satisfied EHA has achieved full compliance with the RSH's requirements of the Governance and Financial Viability Standard.

Whilst in full compliance with the standard, in the interest of transparency, it is reported that we currently have 4 units not meeting the Decent Homes Standard (DHS). These units relate to acquired Grade 2* listed buildings. Improvement works are ongoing in the listed buildings, and we anticipate they will meet DHS as works are completed.

Executive Team
The Executive Team comprises of the Chief Executive, Director of Finance & Corporate Resources and Director of Operations. They hold no interest in the Association's share capital. They act as executives within the authority delegated by the Board and make up the Executive Team. The detailed scrutiny of performance, the development of policy and procedures and expenditure approvals within budget, are carried out by the Executive Team.

Statement of the Board's Responsibilities in Respect of the Accounts
The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the Income and Expenditure for the period of account.

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

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

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Society Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities

Statement of Compliance
The Board confirms that this Strategic Report has been prepared in accordance with the principles set out in Para 4.9 of the 2018 SORP for Registered Social Housing Providers.

By Order of the Board:

Signed:  **Date: 2 October 2026**

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Independent Auditor's Report to the Members of Eden Housing Association

Opinion
We have audited the financial statements of Eden Housing Association Limited (the Association) and its subsidiary (the Group) for the year ended 31 March 2026 which comprise the Consolidated and Association Statement of Comprehensive Income, Consolidated and Association Statement of Financial Position, Consolidated Statement of Changes in Equity (Reserves), Association Statement of Changes in Equity (Reserves), Consolidated Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies in note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:
- give a true and fair view of the state of the Group's and of the Association's affairs as at 31 March 2026 and of the Group's income and expenditure and the Association's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

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

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

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

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

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

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

We have nothing to report in this regard.

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

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

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Independent Auditor's Report to the Members of Eden Housing Association

Responsibilities of the Board
As explained more fully in the Statement of Board's Responsibilities set out on page 21, 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 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 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.

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.

Extent to which the audit was considered capable of detecting irregularities, including fraud
We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

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

- We obtained an understanding of laws and regulations that affect the Group and Association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Co-operative and Community Benefit Societies Act 2014, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, tax legislation, health and safety legislation, and employment legislation.
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the trustees about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the nature of the Group's activities and the regulated nature of the Group's activities.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due 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, 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

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Independent Auditor's Report to the Members of Eden Housing Association

internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

Use of our report

This report is made solely to the Association's members as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014 and Section 128 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to it in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body for our audit work, for this report, or for the opinions we have formed.

Signed by:
Menzies LLP
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Menzies LLP
Statutory Auditor
One Express
1 George Leigh St
Ancoats
Manchester
M4 5DL

Date: 02-Oct-2026

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Statement of Comprehensive Income

	Notes	Year Ended 31 Mar 2026		Year Ended 31 Mar 2025 (restated)	
		Consolidated £'000	**Association £'000**	Consolidated £'000	Association £'000
Turnover	**2**	**12,956**	**12,956**	13,380	13,380
Operating expenditure	**2**	**(9,329)**	**(9,329)**	(9,432)	(9,432)
Other income	**2**	**84**	**84**	72	72
Gain/loss on disposal of property, plant and equipment (fixed assets)	**5**	**126**	**126**	232	232
Operating surplus		**3,837**	**3,837**	4,252	4,252
Interest receivable		**164**	**164**	205	205
Interest and financing costs	**6**	**(1,598)**	**(1,598)**	(1,849)	(1,849)
(decrease)/Increase in valuation of investment properties		**-**	**-**	50	50
Surplus before tax	**7**	**2,403**	**2,403**	2,658	2,658
Taxation	**8**	**-**	**-**	-	-
Surplus for the year after tax		**2,403**	**2,403**	2,658	2,658
Actuarial (loss) in respect of pension schemes	**11**	**(223)**	**(223)**	(92)	(92)
Total comprehensive income for the year		**2,180**	**2,180**	2,566	2,566

The financial statements on pages 25 to 59 were approved and authorised for issue by the Board on 2 October 2026 and were signed on its behalf by:

Board Member: **Board Member:** **Secretary:**





The consolidated and parent results relate wholly to continuing activities and the notes on pages 29 to 59 form an integral part of these accounts.

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Statement of Financial Position

	Notes	As at 31 Mar 2026 Consolidated £'000	As at 31 Mar 2026 Association £'000	As at 31 Mar 2025 (restated) Consolidated £'000	As at 31 Mar 2025 (restated) Association £'000
Fixed assets					
Tangible fixed assets	**12**	**81,640**	**81,640**	78,753	78,753
Investment properties	**13a**	**810**	**810**	810	810
Homebuy loans receivable	**13b**	**-**	**-**	-	-
Investment in subsidiaries	**14**	**-**	**-**	-	-
		82,450	**82,450**	79,563	79,563
Current assets					
Trade and other debtors	**15**	**1,761**	**1,761**	706	706
Investments	**16**	**1,297**	**1,297**	722	722
Cash and cash equivalents	**17**	**3,108**	**3,107**	3,486	3,485
		6,166	**6,165**	4,914	4,913
Less: Creditors: amounts falling due within one year	**18**	**(3,533)**	**(3,532)**	(1,832)	(1,831)
Net current assets		**2,633**	**2,633**	3,082	3,082
Total assets less current liabilities		**85,083**	**85,063**	82,645	82,645
Creditors: amounts falling due after more than one year	**19**	**(63,111)**	**(63,111)**	(62,810)	(62,810)
Provisions for liabilities					
Pension provision	**11**	**(33)**	**(33)**	(75)	(75)
Total net assets		**21,939**	**21,939**	19,760	19,760
Reserves					
Non-equity share capital	**21**	**-**	**-**	-	-
Income and expenditure reserve		**21,759**	**21,759**	19,580	19,580
Restricted reserve		**180**	**180**	180	180
Total reserves		**21,939**	**21,939**	19,760	19,760

The financial statements on pages 25 to 59 were approved and authorised for issue by the Board on 2 October 2026 and were signed on its behalf by:

Board Member: ..... **Board Member:** ..... **Secretary:** .....

The notes on pages 29 to 59 form an integral part of these accounts.

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Consolidated Statement of Changes in Reserve

Group				Year ended 31 Mar 2026	Year ended 31 Mar 2025
	Inc & Exp reserve £'000	Revaluation reserve £'000	Restricted reserve £'000	Total reserves £'000	Total reserves £'000
Balance as at 1 April	**49,898**	**29,478**	**180**	**79,556**	**56,780**
Prior period adjustment (note 27)	**(30,319)**	**(29,478)**	**-**	**(59,797)**	**(39,636)**
Balance as at 1 April (restated)	**19,579**	**-**	**180**	**19,759**	**17,144**
Surplus from Statement of Comprehensive Income	**2,403**	**-**	**-**	**2,403**	**2,658**
Actuarial (loss) / gain in respect of pension schemes	**(223)**	**-**	**-**	**(223)**	**(92)**
Transfer to restricted reserves	**-**	**-**	**-**	**-**	**50**
Balance at 31 March	**21,759**	**-**	**180**	**21,939**	**19,760**

Association	Year ended 31 Mar 2026	Year ended 31 Mar 2026	Year ended 31 Mar 2026	Year ended 31 Mar 2026	Year ended 31 Mar 2025
	Inc & Exp reserve £'000	Revaluation reserve £'000	Restricted reserve £'000	Total reserves £'000	Total reserves £'000
Balance as at 1 April	**49,898**	**29,478**	**180**	**79,556**	**56,780**
Prior period adjustment (note 27)	**(30,319)**	**(29,478)**	**-**	**(59,797)**	**(39,636)**
Balance as at 1 April (restated)	**19,579**	**-**	**180**	**19,759**	**17,144**
Surplus from Statement of Comprehensive Income	**2,403**	**-**	**-**	**2,403**	**2,658**
Actuarial (loss) / gain in respect of pension schemes	**(223)**	**-**	**-**	**(223)**	**(92)**
Transfer from restricted reserves	**-**	**-**	**-**	**-**	**50**
Balance at 31 March	**21,759**	**-**	**180**	**21,939**	**19,760**

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Consolidated Statement of Cash Flows

	Notes	Year ended 31 Mar 2026 £'000	Year ended 31 Mar 2025 (restated) £'000
Net cash inflow from operating activities		**4,826**	5,453
Net cash outflow from Investing activities		**(3,818)**	(1,741)
Net cash outflow from financing activities		**(1,386)**	(3,477)
Net change in cash and cash equivalents	**Note 19c**	**(378)**	235
Cash and cash equivalents at start of the year		**3,486**	3,251
Net change in cash and cash equivalents		**(378)**	235
Cash and cash equivalents at end of the year		**3,108**	3,486
a - Reconciliation of operating profit			
Total comprehensive income for the year		**2,180**	2,566
Adjustments for non-cash items			
Depreciation charges & write-off of fixed assets		**1,704**	1,695
Decrease/(Increase) in valuation of investment properties		**-**	(50)
Change in debtors		**(1,055)**	(5)
Change in creditors		**904**	167
Actuarial gain/(loss) on pension schemes		**223**	92
Grant amortised in the year		**(330)**	(320)
Adjustments for investing & financing activities			
Surplus on property sale		**(126)**	(232)
Interest paid		**1,598**	1,849
Interest received		**(164)**	(205)
Grant received		**(108)**	(104)
Net cash inflow from operating activities		**4,826**	5,453
b- Cashflow from investing activities			
Purchase of tangible fixed assets		**(4,080)**	(3,694)
Sale of fixed & other assets		**231**	401
Repayment Homebuy loans		**21**	74
Grant received		**585**	527
Investments		**(575)**	951
Net cash outflow from Investing activities		**(3,818)**	(1,741)
c - Cashflow from financing activities			
Interest paid		**(1,759)**	(2,133)
Interest received		**173**	205
New loans received		**18,500**	-
Loans repaid		**(18,300)**	(1,549)
Net cash outflow from financing activities		**(1,386)**	(3,477)

The notes on pages 29 to 59 form an integral part of these accounts.

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Legal Status
Eden Housing Association Limited is incorporated in England under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as a Private Registered Provider of Social Housing. The registered office is Blain House, Bridge Lane, Penrith, Cumbria CA11 8QU.

Principal Activity
Eden Housing Association Limited is a not for profit organisation, the principal activity of which is to provide affordable accommodation to those in need in the local community.

Group Structure
The group comprises the following entities:

Name	Incorporation	Registered/Non-registered
Eden Housing Association Ltd	Co-operative and Community Benefit Societies Act 2014	Registered
Eden Property Developments Ltd	Companies Act 2006	Registered

1. Principal Accounting Policies

Basis of Accounting
The Group's financial statements have been prepared in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP) and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018. The Group is required under the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969 to prepare consolidated Group financial statements.

The financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The financial statements are prepared on the historical cost basis of accounting as modified by the revaluation of investment properties and are presented in sterling £'000 for the year ended 31 March 2026.

The Group's financial statements have been prepared in compliance with FRS 102. The Group meets the definition of a public benefit entity (PBE).

Public Benefit Entity
As a public benefit entity, Eden Housing Association has applied the public benefit entity 'PBE' prefixed paragraphs of FRS102.

Parent Company Disclosure Exemptions
In preparing the separate financial statements of the parent company, advantage has been taken of the following disclosure exemptions available in FRS102: No cash flow statement has been presented for the parent company.

Basis of Consolidation

The consolidated financial statements incorporate the results of Eden Housing Association Limited and all of its subsidiary undertakings as at 31 March 2026 using the acquisition method of accounting as required. The results of subsidiary undertakings are included from the date of acquisition, being the date, the Group obtained control.

Going Concern
The Group's financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future. The Group has a long-term business plan that shows it can service the debt facilities whilst continuing to comply with the lender's covenants for the life of the business plan.

An assessment of the impact on our financial capacity was undertaken as part of the 30-year business plan review. Stress testing was carried out, linked to the strategic risks, and a mitigation plan developed to demonstrate how the Group would react to any stress. This demonstrated that the impact could be managed within the business plan.

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1. Principal Accounting Policies (continued)

Change in Accounting Policy – Valuation Model to Historical Cost Model for Housing Properties

Accounting Policy Change

During the year ended 31 March 2026, the Association changed its accounting policy for the subsequent measurement of housing properties held within tangible fixed assets.

Up to 31 March 2025, housing properties were measured using a valuation basis in accordance with the Statement of Recommended Practice (SORP) for Registered Social Housing Providers, with carrying values determined by independent professional valuation.

With effect from 1 April 2025, the Association has adopted the historical cost model permitted by FRS 102 Section 17. Under this policy, housing properties are carried at cost less accumulated depreciation and any accumulated impairment losses. Cost comprises purchase price and all expenditure directly attributable to bringing the asset into operational use, including directly attributable development costs and borrowing costs where capitalisation criteria are met.

The Directors concluded that adoption of the historical costs model provides financial statement users with more relevant and reliable information because it:

- provides a consistent basis for measuring the Association's housing property portfolio;
- reflects the Association's long-term business model of holding housing properties for social housing purposes rather than for sale;
- aligns the accounting policy with current operational and asset management practices and;
- improves comparability with other registered providers applying the Housing SORP.

Accounting Treatment

The change has been accounted for as a voluntary change in accounting policy in accordance with FRS 102 Section 10. The policy has been applied retrospectively. Comparative information and opening reserves have been restated where required to reflect the new accounting policy.

Judgements and Key Sources of Estimation Uncertainty
The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. There were no key sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

a. **Development Expenditure.** The Group capitalises development expenditure in accordance with the accounting policy (see Capitalisation of interest and administration costs below). Initial capitalisation of costs is based on management's judgement that development scheme is confirmed, usually when Board approval has taken place including access to the appropriate funding. In determining whether a project is likely to cease, management monitors the development and considers if changes have occurred that result in impairment.

b. **Categorisation of Housing and Investment Properties.** The Group has undertaken a detailed review of the intended use of all housing and investment properties. In determining the intended use, the Group has considered if the asset is held for social benefit or to earn commercial rentals. The Group has determined that market rented property are investment properties.

c. **Impairment.** Whether there are indicators of impairment of the Association's tangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit. We have considered the measurement basis to determine the recoverable amount of assets where there are indicators of impairment based on Existing Use Value - Social Housing ("EUV-SH") or depreciated replacement cost.

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d. **LGPS Valuation**. The FRS102 valuation provides an overall surplus position at 31 March 2026 of £3.881m. The financial statements do not recognise this as an asset and the annual gain on pension schemes has been limited in order to show a nil surplus at 31 March 2026. A surplus can only be recognised when the surplus is recoverable, either through reduced contributions or through a pay-out from the scheme. This is not the case for the group as at 31 March 2026.

1. Principal Accounting Policies (continued)

Other Key Sources of Estimation and Assumptions:

b. Tangible Fixed Assets. Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

c. Pension and Other Post-Employment Benefits. The cost of defined benefit pension plans and other post-employment benefits are determined using actuarial valuations. The actuarial valuation involves making assumptions about assets valuations (including properties), discount rates, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and the long-term nature of these plans, such estimates are subject to significant uncertainty. In determining the appropriate discount rate, management considers the interest rates of corporate bonds in the respective currency with at least AA rating, with extrapolated maturities corresponding to the expected duration of the defined benefit obligation. The underlying bonds are further reviewed for quality, and those having excessive credit spreads are removed from the population bonds on which the discount rate is based, on the basis that they do not represent high quality bonds. The mortality rate is based on publicly available mortality tables for the specific sector. Future salary increases and pension increases are based on expected future inflation rates for the respective sector. Further details are given in note 11.

Cumbria Local Government Pension Scheme - Eden Housing Association

5. Sensitivity analysis as at 31 March 2026 Page 6

	Central	Sensitivity 1	Sensitivity 2	Sensitivity 3	Sensitivity 4	Sensitivity 5	
Disclosure item		+ 0.5% p.a. discount	+ 0.25% p.a. inflation	+ 0.25% p.a. pay growth	1 year increase in life expectancy	+/-1% change in 2025/26 investment returns	
	£000s	£000s	£000s	£000s	£000s	£000s	
						+1%	-1%
Liabilities	8,153	7,595	8,447	8,214	8,312	8,153	8,153
Assets	(12,034)	(12,034)	(12,034)	(12,034)	(12,034)	(12,154)	(11,914)
Deficit/(Surplus) *(exc ceiling impact)*	(3,881)	(4,439)	(3,587)	(3,820)	(3,722)	(4,001)	(3,761)
Projected Service Cost for next year	54	47	58	54	55	54	54
Projected Net Interest Cost for next year *(exc ceiling impact)*	(241)	(297)	(223)	(237)	(231)	(248)	(233)

d. Impairment of Non-Financial Assets. Impairment is recognised where the carrying value of a cash generating unit exceeds the higher of its net realisable value or its value in use. A cash generating unit is normally a group of properties at scheme level whose cash income can be separately identified.

Turnover and Revenue Recognition

Turnover represents rental income receivable, amortised capital grant, revenue grants from local authorities and Homes England, income from the sale of shared ownership and other properties developed for outright sale and other income and are recognised in relation to the period when the goods or services have been supplied.

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

Any sales of properties developed for outright sale are included in Turnover and Cost of Sales.

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1. Principal Accounting Policies (continued)

Support Income and Costs Including Supporting People Income and Costs
Supporting People (SP) contract income received from Administering Authorities is accounted for as SP income in the Turnover as per note 2. The related support costs are matched against this income in the same note. Support charges included in the rent are included in the Statement of Comprehensive Income from social housing lettings note 2 and matched against the relevant costs.

Service Charges
Service charge income and costs are recognised on an accruals' basis. The Group operates both fixed and variable service charges on a scheme by scheme basis in full consultation with residents. Where variable service charges are used the charges will include an allowance for the surplus or deficit from prior years, with the surplus being returned to residents by a reduced charge and a deficit being recovered by a higher charge. Until these are returned or recovered, they are held as creditors or debtors in the Statement of Financial Position.

Where periodic expenditure is required, a provision may be built up over the years, in consultation with the residents; until these costs are incurred this liability is held in the Statement of Financial Position within long term creditors.

Loan Interest Costs
Loan interest costs are calculated using the effective interest method of the difference between the loan amount at initial recognition and amount of maturity of the related loan.

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

Taxation
The society became an exempt charity on 2 April 2015 and is therefore only liable to corporation tax on non-charitable surpluses.

Value Added Tax
The Group charges VAT on some of its income and is able to recover part of the VAT it incurs on expenditure. All amounts disclosed in the accounts are inclusive of VAT to the extent that it is suffered by the Group and not recoverable.

Tangible Fixed Assets and Depreciation

Housing Properties

Tangible fixed assets are stated at cost, less accumulated depreciation. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period. Freehold land is not depreciated.

Housing properties under construction are stated at cost and are not depreciated. These are reclassified as housing properties on practical completion of construction. All housing properties are assumed to comprise several components which require periodic replacement and have substantially different Useful Economic Lives (UEL), each component is accounted for separately and depreciated over its individual UEL.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements. Costs are capitalised only to the extent that they are incremental to the process and directly attributable to bringing the asset into its intended use. Any expenditure on an existing property that does not replace a component or result in enhancement to the economic benefits of that property is charged to the statement of comprehensive income.

Impairment
Housing properties are assessed at each reporting date for indicators of impairment. Where the carrying amount exceeds the recoverable amount, an impairment loss is recognised in the Statement of Comprehensive Income. Recoverable amount is the higher of fair value less costs to sell and value in use.

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Depreciation of Fixed Assets Including Housing Properties
Depreciation is charged on all assets on a straight-line basis over the expected useful economic life of the asset at the following annual rates:

Housing Structure	100 years	(1%)
Bathrooms	30 years	(3.33%)
Heating systems	15 years	(6.66%)
Kitchens	20 years	(5%)
Windows	25 years	(4%)
Plant and machinery	20 years	(5%)
Furniture and equipment	10 years	(10%)
Office	50 years	(2%)
Aids and adaptations	10 years	(10%)
Digital TV upgrades	10 years	(10%)
Office equipment	4 to 10 years	(10% - 25%)
Computer equipment	3 to 5 years	(20% - 33.33%)
Septic Tank	20 years	(5%)
Roof	60 years	(1.66%)

Freehold land is not depreciated. Where possible, certain elements of housing properties such as septic tanks, digital TV aerials and aids and adaptations, have been accounted for and depreciated separately from the connected housing property.

Useful economic lives of all tangible fixed assets are reviewed annually.

1. Principal Accounting Policies (continued)

Low Cost Home Ownership Properties
The costs of low-cost home ownership properties are split 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 subsequent sales treated as sales of fixed assets in operating surplus.

Capitalisation of Interest and Administration Costs

Interest on loans financing development is capitalised up to the date of the completion of the scheme and only when development activity is in progress.

Administration costs relating to development activities are capitalised only to the extent that they are incremental to the development process and directly attributable to bringing the property into their intended use.

Leasing and Hire Purchase
Where assets are financed by hire purchase contracts and leasing agreements that give rights approximating to ownership (finance leases), they are treated as if they had been purchased outright. The amount capitalised is the present value of the minimum lease payments payable over the term of the lease. The corresponding leasing commitments are shown as obligations to the lessor in creditors. They are depreciated over the shorter of the lease term and their economic useful lives.

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

Other leases are treated as operating leases and payments are charged to the Statement of Comprehensive Income on a straight-line basis over the term of the lease.

Reverse premiums and similar incentives received on leases to enter into operating lease agreements are released to Statement of Comprehensive Income over the term of the lease.

Investment Property
Investment property includes commercial and other properties not held for the social benefit of the Group. Investment property is measured at cost on initial recognition, which includes purchase cost and any directly attributable expenditure, and subsequently at fair value at the reporting date. Fair value is determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if n

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1. Principal Accounting Policies (continued)

necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive income.

HomeBuy
The Group operates this scheme by lending a percentage of the cost to home purchasers, secured on the property. The loans are interest free and repayable only on the sale of the property. On a sale, the fixed percentage of the proceeds is repaid. The loans are financed by an equal amount of SHG. On redemption:

- The SHG is recycled,
- The SHG is written off, if a loss occurs,
- The Group retains any surplus.

Homebuy loans are treated as concessionary loans and are initially recognised at the amount paid to the purchaser and reviewed annually for impairment. The associated Homebuy grant from Homes England is recognised as deferred income until the loan is redeemed.

Valuation of Investments
Investments in subsidiaries are measured at cost less accumulated impairment. Investments in unlisted company shares have been classified as fixed asset investments as the Group intends to hold them on a continuing basis.

Current Asset Investments
Current asset investments include cash and cash equivalents invested for periods of more than 24 hours. They are recognised initially at cost and subsequently at fair value at the reporting date. Any change in valuation between reporting dates is recognised in the statement of comprehensive income.

Stock and Properties Held for Sale
Stock of materials are stated at the lower cost and net realisable value being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

Properties developed for outright sale are included in current assets as they are intended to be sold at the lower of cost or estimated selling price less costs to complete and sell.

At each reporting date, stock and properties held for sale are assessed for impairment. If there is evidence of impairment, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in Statement of Comprehensive Income.

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

Social Housing and other government grants

Where developments have been financed wholly or partly by social housing and other grants, the amount of grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. Social Housing Grant (SHG) received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

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

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

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

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1. Principal Accounting Policies (continued)

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

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

The Group is a member of two defined benefit pension schemes, the Social Housing Pension Scheme ('SHPS') and the Local Government Pension Scheme. SHPS is a defined benefit multiemployer pension scheme administered by TPT Retirement Solutions ('TPT'), now closed to active membership. The Group also participates in LGPS, a funded defined-benefit scheme with assets held in separate funds administered by Cumbria County Council. Defined benefit accounting is applied to both schemes.

Financial Instruments
Financial assets and financial liabilities are measured at transaction price initially, plus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

At the end of each reporting period, financial instruments are measured as follows, without any deduction for transaction costs the entity may incur on sale or other disposal:

Debt instruments that meet the conditions in paragraph 11.8(b) of FRS102 are measured at amortised cost using the effective interest method, except where the arrangement constitutes a financing transaction. In this case the debt instrument is measured at the present value of the future payments discounted at a market rate of interest for a similar debt.

Financial Instruments Held by the Group are Classified as Follows:

- Financial assets such as cash, current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest method,
- Financial liabilities such as bonds and loans are held at amortised cost using the effective interest method,
- Loans to or from subsidiaries including those that are due on demand are held at amortised cost using the effective interest method,
- Commitments to receive or make a loan to another entity which meet the conditions above are held at cost less impairment,
- An investment in another entity's equity instruments other than non-convertible preference shares and non-puttable ordinary and preference shares are held at fair value,

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

The following financial instruments are assessed individually for impairment:

(a) All equity instruments regardless of significance; and

(b) Other financial assets that are individually significant.

Other financial instruments are assessed for impairment either individually or grouped on the basis of similar credit risk characteristics.

An impairment loss is measured as follows on the following instruments measured at cost or amortised cost:

(a) For an instrument measured at amortised cost, the impairment loss is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate.

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(b) For an instrument measured at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date.

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

Categorisation of Debt
The company's debt has been treated as "basic" in accordance with paragraphs 11.8 and 11.9 of FRS102.

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2a. Turnover, cost of sales, operating expenditure and operating surplus

Group	2026 Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	£'000	£'000	£'000
Social Housing Lettings	**12,182**	**-**	**(8,779)**	**3,403**
Other Social Housing Activities				
Charges for Support Services	**185**	-	**(185)**	**-**
Other:				
Managed Associations	**241**	-	**(241)**	**-**
Other Social Housing Income	**13**	-	**(13)**	**-**
Activities other than Social Housing				
Supporting People	**39**	-	**(46)**	**(7)**
Lettings	**37**	-	**(10)**	**27**
Other	**259**	**84**	**(55)**	**288**
Total	**12,956**	**84**	**(9,329)**	**3,711**

	2025 Restated Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	£'000	£'000	£'000
Social Housing Lettings	12,141	-	(8,375)	3,766
Other Social Housing Activities				
Charges for Support Services	172	-	(172)	-
Other:				
Managed Associations	226	-	(226)	-
Other Social Housing Income	94	-	(94)	-
Activities other than Social Housing				
Supporting People	506	-	(463)	43
Lettings	31	-	(8)	23
Other	210	72	(94)	188
Total	13,380	72	(9,432)	4,020

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2b. Turnover, cost of sales, operating expenditure and operating surplus

Association	2026 Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	£'000	£'000	£'000
Social Housing Lettings	**12,182**	**-**	**(8,779)**	**3,403**
Other Social Housing Activities				
Charges for Support Services	**185**	-	**(185)**	**-**
Other:				
Managed Associations	**241**	-	**(241)**	**-**
Other Social Housing Income	**13**	-	**(13)**	**-**
Activities other than Social Housing				
Supporting People	**39**	-	**(46)**	**(7)**
Lettings	**37**	-	**(10)**	**27**
Other	**259**	**84**	**(55)**	**288**
Total	**12,956**	**84**	**(9,329)**	**3,711**

	2025 Restated Turnover	Other Income	Operating expenditure	Operating surplus
	£'000	£'000	£'000	£'000
Social Housing Lettings	12,141	-	(8,375)	3,766
Other Social Housing Activities				
Charges for Support Services	172	-	(172)	-
Other:				
Managed Associations	226	-	(226)	-
Other Social Housing Income	94	-	(94)	-
Activities other than Social Housing				
Supporting People	506	-	(463)	43
Lettings	31	-	(8)	23
Other	210	72	(94)	188
Total	13,380	72	(9,432)	4,020

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3. Turnover and operating expenditure

Group & Association	General Housing £'000	Supported Housing and Housing for Older People £'000	Low Cost Home Ownership £'000	Total 2026 £'000	Total 2025 £'000
Income					
Rent receivable net of identifiable service charge	**10,145**	**853**	**209**	**11,207**	11,029
Service charge income	**100**	**417**	**20**	**537**	690
Government grants taken to income	**108**	**-**	**-**	**108**	103
Amortisation of Grants	**330**	**-**	**-**	**330**	319
Turnover from Social Housing Lettings	**10,683**	**1,270**	**229**	**12,182**	12,141
Operating expenditure					
Management	**(3,098)**	**(371)**	**(1)**	**(3,470)**	(3,148)
Service charge costs	**(265)**	**(324)**	**-**	**(589)**	(718)
Routine maintenance	**(2,070)**	**(84)**	**(17)**	**(2,171)**	(2,003)
Planned maintenance	**(756)**	**(10)**	**-**	**(766)**	(731)
Bad debts	**(45)**	**(3)**	**-**	**(48)**	(80)
Depreciation	**(1,704)**	**-**	**-**	**(1,704)**	(1,661)
Loss on disposal of components	**(31)**	**-**	**-**	**(31)**	(34)
Operating expenditure on Social Housing Lettings	**(7,969)**	**(792)**	**(18)**	**(8,779)**	(8,375)
Operating Surplus/(Deficit) on Social Housing Lettings	**2,714**	**478**	**211**	**3,403**	3,766
Void losses (being rental income lost as a result of property not being let, although it is available for letting)	**136**	**30**	**-**	**166**	174

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4. Accommodation owned, managed and in development

Group & Association	2026 No. of properties Owned	2026 No. of properties Managed	2025 No. of properties Owned	2025 No. of properties Managed
Under management at end of year:				
Social Housing				
General needs housing social rent	**1,432**	**131**	1,427	138
General needs housing affordable rent	**148**	**12**	137	12
Supported housing	**81**	**-**	81	-
Housing for older people	**68**	**-**	68	-
Low-cost home ownership	**104**	**14**	106	14
Key worker housing				
Temporary social housing	**7**	**-**	9	-
	1,840	**157**	1,828	164
Non-Social Housing				
Under management at end of year:				
Market rented	**9**	**-**	9	-
	1,849	**157**	1,837	164
Under development at end of year:				
Social Housing				
General needs housing social rent	**-**	**-**	-	-
General needs housing affordable rent	**-**	**-**	-	-
	-	**-**	-	-
Movement in Social Housing Stock				
Number of properties at the start of the year	**1,828**	**164**	1,824	164
Additions:				
New properties developed/purchased	**16**	**4**	5	-
Disposals				
Compulsory sales (Right to Buy/Acquire)	**(2)**	**-**	-	-
Disposal	**(2)**	**(11)**	(1)	-
Number of properties at the end of the year	**1,840**	**157**	1,828	164

5. Gain on disposal of property, plant and equipment (Housing Properties)

Group & Association Housing Property Sales	2026 £'000 General Needs	2025 £'000 General Needs
Proceeds of sales	**231**	401
Less: Costs of sales	**(105)**	(169)
Total gain on disposal of property, plant and equipment (Housing Properties)	**126**	232

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6. Interest and financing costs

	Group		Association	
	2026	2025	**2026**	2025
	£'000	£'000	**£'000**	£'000
Deferred benefit pension charge (LGPS & SHPS)	**(208)**	(98)	**(208)**	(98)
On loans repayable within five years	**231**	397	**231**	397
On loans wholly or partly repayable in more than five years	**1,721**	1,754	**1,721**	1,754
Costs associated with financing	**18**	(18)	**18**	(18)
	1,762	2,035	**1,762**	2,035
Less: interest capitalised on housing properties under construction	**(164)**	(186)	**(164)**	(186)
Total interest and financing costs	**1,598**	1,849	**1,598**	1,849

The weighted average interest on borrowings of 5.41% (2025: 5.25%) was used for calculating capitalised finance costs.

7. Surplus/(deficit) on ordinary activities

Group & Association	**2026**	2025
	£'000	£'000
The operating surplus is stated after charging/(crediting):-		
Auditors remuneration (excluding VAT):	**30**	19
Fees payable to the company's auditor and its associates for other services to the group: Taxation compliance services	**-**	1
Operating lease rentals:		
- Motor Vehicles	**18**	13
- Land and buildings	**-**	-
- Office equipment	**2**	2
Depreciation of housing properties	**1,605**	1,538
Depreciation of other owned fixed asset	**132**	123
Loss on the disposal of Components	**31**	34

8. Tax on Surplus/(deficit) on ordinary activities

	Group		Association	
	2026	2025	**2026**	2025
	£'000	£'000	**£'000**	£'000
Current tax				
UK corporation tax on surplus for the year	**-**	-	**-**	-
Tax on Surplus/(deficit) on ordinary activities	**-**	-	**-**	-

The society became an exempt charity on 2 April 2015 and is therefore only liable to corporation tax on non-charitable surpluses.

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9. Directors' remuneration

Group & Association

	2026 £'000	2025 £'000
The aggregate emoluments paid to or receivable by non-executive directors and former non-executive directors	**24**	11
The aggregate emoluments paid to or receivable by executive directors and former executive directors	**417**	424
The emoluments paid to the highest paid director excluding pension contributions	**134**	179

The current Chief Executive is an ordinary member of the SHPS pension scheme (salary sacrifice), the entitlement is identical to those of other members of the scheme, no enhanced or special terms apply. A contribution by Eden Housing Association of £22k (2025: £20k) was paid in addition to the personal contributions of the Chief Executive.

Directors (key management personnel) are defined as members of the Board, the Chief Executive and any other person who is a member of the Executive Team or its equivalent.

10. Employee information

	Group & Association 2026 No.	2025 No.
The average number of persons employed during the first and last month of the year expressed in full-time equivalents (37 hours per week) was:		
Office staff	**49**	53
Wardens, caretakers and cleaners	**9**	8
	58	61

	£'000	£'000
Staff costs		
Wages and salaries	**2,158**	2,519
Social Security costs	**271**	229
Other pension costs	**369**	336
	2,798	3,084

Aggregate number of full-time equivalent staff whose remuneration exceeded £60,000 in the period:

	2026 No.	**2025 No.**
£60,000 - £70,000	**3**	**3**
£70,000 - £80,000	**-**	-
£100,000 - £110,000	**1**	1
£110,000 - £120,000	**-**	-
£130,000 - £140,000	**2**	-
£140,000 - £150,000	**-**	1
£170,000 - £180,000	**0**	1

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11. Pension obligations

Eden Housing Association Limited participates in two schemes, the Social Housing Pension Scheme (SHPS) and the Local Government Pension Scheme (LGPS) administered by Cumbria County Council. Both schemes are both multi-employer defined benefit schemes. The Schemes are funded and are contracted out of the state scheme. The scheme available for all new employees is the SHPS defined contribution scheme.

The total pension liability at the year-end amounted to (£33k), comprising £33k in relation to SHPS and (£0k) in relation to LGPS (total liability 2025 £75k, £75k SHPS plus £0k LGPS).

Social Housing Pension Scheme

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

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

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation revealed a deficit of £1,560m. A Recovery Plan has been put in place with the aim of removing this deficit by 31 March 2028.

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 2025 to 28 February 2026 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.

Principal Actuarial Assumptions

The following information is based upon a full actuarial valuation of the fund at 31 March 2025 updated to 31 March 2026 by a qualified independent actuary.

	At 31 March 2026	At 31 March 2025
	%	%
Rate of increase in salaries	**4.04**	3.80
Rate of increase for pensions in payment / inflation	**3.25**	3.03
Discount rate for scheme liabilities	**6.29**	5.97
Inflation assumption (CPI)	**3.04**	2.80
Commutation of pensions to lump sums	**-**	-

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

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	At 31 March 2026 Years	At 31 March 2025
Retiring today		
Males	**20.9**	20.5
Females	**23.2**	23.0
Retiring in 20 years		
Males	**22.2**	21.7
Females	**24.6**	24.5

Analysis of the amount charged to operating costs in the Statement of Comprehensive Income	**At 31 March 2026 £'000**	At 31 March 2025 £'000
Employer service/admin cost (net of employee Contributions)	**(5)**	(4)
Past service cost	**-**	-
Total operating charge	**(5)**	(4)
Analysis of pension finance income / (costs)		
Expected return on pension scheme assets	**34**	29
Interest on pension liabilities	**(38)**	(35)
Amounts charged/credited to financing costs	**(4)**	(6)
Amount of gains and losses recognised in the Statement of Comprehensive Income		
Actuarial (losses) on pension scheme assets	**(22)**	(76)
Actuarial gains/(losses) on scheme liabilities	**35**	106
Actuarial gain/(loss) recognised	**13**	30

Movement in surplus/(deficit) during year	**At 31 March 2026 £'000**	At 31 March 2025 £'000
(Deficit) in scheme at 1 April 2025	**(75)**	(140)
Movement in year:		
Employer service cost/admin (net of employee Contributions)	**(5)**	(4)
Employer contributions	**38**	45
Past service cost	**-**	-
Net interest/return on assets	**(4)**	(6)
Remeasurements	**13**	30
(Deficit) in scheme at 31 March 2026	**(33)**	(75)

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Asset and Liability Reconciliation	**At 31 March 2026 £'000**	At 31 March 2025 £'000
Reconciliation of liabilities		
Liabilities at start of period	**(633)**	(716)
Service cost	**(5)**	(4)
Interest cost	**(38)**	(35)
Employee contributions	**-**	-
Remeasurements	**35**	106
Benefits paid	**13**	16
Past Service cost	**-**	-
Reconciliation of assets	**(628)**	(633)
Assets at start of period	**558**	576
Return on plan assets	**34**	29
Remeasurements	**(22)**	(76)
Employer contributions	**38**	45
Employee contributions	**-**	-
Benefits paid	**(13)**	(16)
Assets at end of period	**595**	558
Actual return on plan scheme assets	**(12)**	(47)
Investment Grade Credit	**35**	17
Private Equity	**1**	-
Global Equity	**66**	63
Insurance-Linked Securities	**1**	2
Liability Driven Investment	**181**	169
Long Lease Property	**-**	-
Net Current Assets	**6**	1
Property	**29**	28
Secure Income	**18**	9
Private Credit	**72**	68
Credit	**24**	21
Cash	**-**	8
Currency Hedging	**-**	1
Liquid Alternatives	**106**	104
Real Assets	**56**	67
Total assets	**595**	558

Local Government Pension Scheme

The LGPS is a funded defined-benefit scheme, with the assets held in separate funds administered by Cumbria County Council. The total contributions made for the year ended 31 March 2026 were £108,000, of which employer's contributions totalled £81,000 and employees' contributions totalled £27,000. The agreed contribution rates for future years are 0% for employers and range from 5.5% to 10.5% for employees, depending on salary.

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Principal Actuarial Assumptions

The following information is based upon a full actuarial valuation of the fund at 31 March 2025 updated to 31 March 2026 by a qualified independent actuary.

	At 31 March 2026	At 31 March 2025
	%	%
Rate of increase in salaries	**4.40**	4.10
Rate of increase for pensions in payment / inflation	**3.00**	2.70
Discount rate for scheme liabilities	**6.20**	5.90
Inflation assumption (CPI)	**2.90**	2.60
Commutation of pensions to lump sums		-

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

	At 31 March 2026	At 31 March 2025
	Years	Years
Retiring today		
Males	**21.4**	21.5
Females	**24.1**	24.0
Retiring in 20 years		
Males	**22.7**	22.8
Females	**25.6**	25.7

Analysis of the amount charged to operating costs in the Statement of Comprehensive Income	**At 31 March 2026 £'000**	At 31 March 2025 £'000
Employer service cost (net of employee contributions)	**(54)**	(77)
Past service cost	**-**	-
Total operating charge	**(54)**	(77)
Analysis of pension finance income / (costs)		
Expected return on pension scheme assets	**657**	540
Interest on pension liabilities	**(445)**	(425)
Amounts charged/credited to financing costs	**212**	115

Amount of gains and losses recognised in the Statement of Comprehensive Income		
Actuarial gains(/losses) on pension scheme assets	**319**	(284)
Actuarial gains/(losses) on scheme liabilities	**(222)**	1,413
Asset surplus not recognised	**(333)**	(1,251)
Actuarial gain/(loss) recognised	**(236)**	122

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Movement in surplus/(deficit) during year

	At 31 March 2026 £'000	At 31 March 2025 £'000
Surplus/(deficit) in scheme at 1 April 2025	**-**	-
Movement in year:		
Employer service cost/admin (net of employee contributions)	**(57)**	(81)
Employer contributions	**81**	88
Past service cost	**-**	-
Net interest/return on assets	**212**	115
Re-measurements	**97**	1,129
Effect of curtailments	**-**	-
Pension asset not recognised	**(333)**	(1,251)
(Deficit)/Surplus in scheme at 31 March 2026	**-**	-

The plan has a gross surplus at the reporting date of £3.881m. The group has considered whether to recognise an asset in the balance sheet to the extent that it is able to recover the surplus either through reduced contributions in the future, or through refunds from the plan. This is not the case for the Group and the asset surplus has not been recognised in the balance sheet as a result.

Asset and Liability Reconciliation	**At 31 March 2026 £'000**	At 31 March 2025 £'000
Reconciliation of liabilities		
Liabilities at start of period	**(7,673)**	(8,774)
Service cost	**(54)**	(77)
Interest cost	**(445)**	(425)
Employee contributions	**(27)**	(29)
Remeasurements	**(222)**	1,413
Benefits paid	**268**	219
Past Service cost	**-**	-
Liabilities at end of period	**(8,153)**	(7,673)
Reconciliation of assets		
	11,221	11,071
Assets at start of period	**657**	540
Return on plan assets	**319**	(284)
Re-measurements	**81**	88
Employer contributions	**27**	29
Employee contributions	**(268)**	(219)
Benefits paid	**(3)**	(4)
Administration expenses		
Assets at end of period	**12,034**	11,221
Actual return on plan scheme assets	**(1,054)**	(255)
Asset Allocation	**4,153**	3,883
Equities	**1,781**	1,627
Government Bonds	**-**	-
Other Bonds	**866**	875
Property	**517**	168
Cash	**4,717**	4,668
Other		
Total assets	**12,034**	11,221

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12a. Tangible Housing Properties fixed assets

Group & Association	Social Housing Properties for Letting Completed £'000	Social Housing Properties for letting under Construction £'000	Low cost home ownership Properties completed £'000	Total Housing Properties £'000
Cost				
As at 1 April 2025	129,613	306	4,560	134,479
Prior Year Adjustment (note 27)	(34,960)	-	(420)	(35,380)
As at 1 April 2025 restated	**94,653**	**306**	**4,140**	**99,099**
Additions to properties acquired	1,343	-	-	1,343
Works to existing properties	2,737	311	-	3,048
Interest capitalised	164	-	-	164
Schemes completed	268	(268)	-	-
Disposals	(585)	-	-	(585)
As at 31 March 2026	**98,580**	**349**	**4,140**	**103,069**
Depreciation and impairment				
As at 1 April 2025	21,684	-	-	21,684
Prior Year Adjustment (note 27)	(889)	-	416	(473)
As at 1 April 2025 restated	**20,795**	-	**416**	**21,211**
Charge for the year	1,575	-	30	1,605
Impairment	-	-	-	-
Disposals	(514)	-	-	(514)
As at 31 March 2026	**21,857**	**-**	**447**	**22,304**
Net book value at 31 March 2026	**76,723**	**349**	**3,693**	**80,765**
Net book value at 31 March 2025 restated	73,858	306	3,724	77,888

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12b. Other tangible fixed assets

Group & Association

	Freehold offices £'000	Computer Equipment £'000	Furniture and office equipment £'000	Total fixed assets £'000
Cost				
At start of the year	957	636	210	1,803
Additions to properties acquired	-	141	2	143
At end of the year	**957**	**777**	**212**	**1,946**
Depreciation and impairment				
At start of the year	401	468	69	938
Charge for the year	18	95	19	132
Disposals	-	-	-	-
At end of the year	**419**	**563**	**88**	**1,071**
Net book value at the end of the year	**538**	**214**	**124**	**875**
Net book value at the start of the year	556	**168**	141	865

NET BOOK VALUES	**2026**	**2025 (restated)**
Tangible Housing Properties	**80.765**	**77,888**
Other Tangible Fixed Assets	**875**	**865**
Total Tangible Fixed Assets	**81,640**	**78,753**

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13(a). Investment properties held for letting

	Group		Association	
	2026	2025	**2026**	2025
	£'000	£'000	**£'000**	£'000
At start of year	**810**	760	**810**	760
Additions	**-**	-	**-**	-
Gain from adjustment in value	**-**	50	**-**	50
At end of year	**810**	810	**810**	810

The Association's investment properties comprise 9 market rental properties. At the reporting date the properties were valued by JLL, qualified valuers with recent experience in the location and category of the investment properties being valued. The valuations were undertaken in accordance with the RICS Valuation – Global Standards (effective 31 January 2022).

The properties are measured at fair value in accordance with FRS 102. Fair value is based on market evidence of transaction prices for similar properties and capitalised rental income streams, adjusted where appropriate for differences in location, condition and tenancy profile. Changes in fair value are recognised in the Statement of Comprehensive Income in the period.

In valuing the properties, the following significant assumptions were:

Average Discount rate	5.00%

(b). Homebuy loans

	Group		Association	
	2026	2025	**2026**	2025
	£'000	£'000	**£'000**	£'000
At start of year	**344**	406	**344**	406
Loans issued in the year	**-**	-	**-**	-
Loans repaid in the year	**(21)**	(62)	**(21)**	(62)
Provisions against non-recoverable loans	**(323)**	(344)	**(323)**	(344)
At end of year	**-**	-	**-**	-

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14. Fixed asset investments

Group Companies

The group comprises the following entities, all registered in England:

Name	Incorporation and ownership	Regulated/ non-regulated	Nature of Business
Eden Property Developments Limited (Registered number 4048736)	Company – 100%	Non-regulated	Build Contractor

At 31 March 2026 the Group has the following interests in the subsidiary:

	2026 £'000	2025 £'000
Share of current assets	**-**	-
Share of liabilities – due within one year	**-**	-
Share of liabilities – due after one year	**-**	-
Share of net assets	**-**	-
Share of capital commitments	**-**	-

15. Trade and other debtors

	Group		**Association**	
	2026 £'000	2025 £'000	**2026 £'000**	2025 £'000
Tenant arrears	**336**	362	**336**	362
Less: provision for bad debts	**(203)**	(197)	**(203)**	(197)
Amounts due from group undertakings	**-**	-	**-**	-
Other debtors	**1,115**	236	**1,115**	235
Prepayment and accrued income	**513**	305	**513**	305
Total trade and other debtors	**1,761**	706	**1,761**	705

Debtors are all due within one year

16. Investments

Group & Association	**2026**	2025
	£'000	£'000
Time deposit investments > 3 months	**1,297**	**722**

17. Cash and cash equivalents

	Group		**Association**	
	2026 £'000	2025 £'000	**2026 £'000**	2025 £'000
Money Market Investments	**2,452**	3,190	**2,452**	3,190
Cash at bank	**656**	296	**655**	295
Total cash and cash equivalents	**3,108**	3,486	**3,107**	3,485

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18. Creditors: amounts falling due within one year

	Group		Association	
	2026 £'000	2025 (restated) £'000	**2026 £'000**	2025 (restated) £'000
Loans & overdrafts	**54**	30	**54**	30
Trade creditors	**598**	486	**598**	486
Rents & service charges paid in advance	**160**	129	**160**	129
Deferred Capital Grant	**341**	329	**341**	329
Local Authority Grant	**1000**	-	**1,000**	-
Other taxation and social security payable	**18**	50	**18**	50
Accruals and deferred income	**1,019**	685	**1,019**	685
Recycled capital grant fund (Note 20)	**33**	12	**33**	12
Other creditors	**310**	111	**309**	110
	3,533	1,832	**3,532**	1,831

19(a). Creditors: amounts falling due after more than one year

	Group		Association	
	2026 £'000	2025 (restated) £'000	**2026 £'000**	2025 (restated) £'000
Loans (Note 19b)	**38,346**	38,169	**38,346**	38,169
Recycled capital grant fund (Note 20)	**219**	240	**219**	240
Unamortised loan fee	**(149)**	(159)	**(149)**	(159)
Deferred Capital Grant	**24,695**	24,560	**24,695**	24,560
	63,111	62,810	**63,111**	62,810

19(b). Debt analysis

	Group		Association	
	2026 £'000	2025 £'000	**2026 £'000**	2025 £'000
Loans repayable by instalments:				
Within one year	**54**	-	**54**	-
In one year or more but less than two years	**72**	-	**72**	-
In two years or more and less than five years	**172**	-	**172**	-
In five years or more	**602**	953	**602**	953
Loans not repayable by instalments:				
Within one year	**-**	30	**-**	30
In one year or more but less than two years	**-**	2,755	**-**	2,755
In two years or more and less than five years	**1,000**	2,961	**1,000**	2,961
In five years or more	**36,500**	31,500	**36,500**	31,500
Total loans	**38,400**	38,199	**38,400**	38,199

Loans are secured by specific charges on the organisations individual housing properties. The loans are repayable monthly/quarterly at varying rates of interest and are due to be repaid by 2040.

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The interest rate profile of the organisation at 31 March 2026 was: 5.41%

	Total £'000	Variable Rate £'000	Fixed rate £'000	Weighted Average rate %
Instalment loans	900	0	900	6.86%
Non-instalments loans	37,500	3,500	34,000	5.37%
	38,400	**3,500**	**34,900**	**5.53%**

At 31 March 2026 the PRP has the following borrowing facilities:	£'000
Undrawn committed facilities	**7,500**
Drawn facilities	**38,400**
Total facility	**45,900**

19c. Analysis of changes in net debt

Group	Year Ended 31 March 2026	Cash Flows	Non-Cash Movement	Year Ended 31 March 2025
	£'000	**£'000**	**£'000**	**£'000**
Cash & Cash equivalents	**3,108**	(378)	-	3,486
Investments	**1,297**	575	-	722
Loans falling due within one year	**(54)**	(24)	-	(30)
Loans falling due after more than one year	**(38,346)**	(123)	(54)	(38,169)
	(33,995)	50	(54)	(33,991)

Association	Year Ended 31 March 2026	Cash Flows	Non-Cash Movement	Year Ended 31 March 2025
	£'000	**£'000**	**£'000**	**£'000**
Cash & Cash equivalents	**3,107**	(378)	-	3,485
Investments	**1,297**	575	-	722
Loans falling due within one year	**(54)**	24	-	(30)
Loans falling due after more than one year	**(38,346)**	(123)	(54)	(38,169)
	(33,996)	50	(54)	(33,992)

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19(d). Deferred capital grant

.	**2026 £'000**	2025 £'000
As at 1 April	**24,889**	24,625
Grant received in the year	**477**	583
Released to income in the year	**(330)**	(319)
As at 31 March	**25,036**	24,889
Amount to be released < one year	**341**	329
Amount to be released > one year	**24,695**	24,560

This is a new note and reflects the requirement of the new accounting policy where grant is amortised over the life of the housing properties in line with the accruals method for accounting for grants

20. Recycled capital grant fund

	2026 £'000	2025 £'000
At the start of the year	**252**	105
Inputs: Grants recycled – Property sales	**21**	74
Grants recycled – Other	**-**	62
Interest accrued	**11**	11
Recycling: Property Purchases	**(79)**	-
Other - Adjustment	**47**	-
At the end of the year	**252**	252
Aged Recycled capital grant fund		
Due within one year	**32**	147
Due over one year but less than three	**182**	94
Amount three years or older where repayment may be required	**38**	11
Total Recycled capital grant fund	**252**	252

21. Non-equity share capital

Group and Association Allotted Issued and Fully Paid	**2026 £**	2025 £
At the start of the year	**10**	9
Issued during the year	**1**	2
Cancelled in the year	**(2)**	(1)
At the end of the year	**9**	10

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

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22. Capital commitments

	2026 £'000	2025 £'000
Capital expenditure that has been contracted for but has not been provided for in the financial statements	**-**	330
Capital expenditure that has been authorised by the Board but has not yet been contracted for	**5,382**	3,640
	5,382	3,970
The organisation expects these commitments to be financed with:		
Recycled capital grant	**172**	252
Housing Grants	**0**	0
Committed loan facilities	**5,210**	3,718
	5,382	3,970

23. Operating leases

The organisation holds vehicles and office equipment under non-cancellable operating leases. At the end of the year the company had commitments of future minimum lease payments as follows:

	Group		Association	
	2026 £'000	2025 £'000	**2026 £'000**	2025 £'000
Others:				
Not later than one year	**11**	6	**11**	6
Later than one year and not later than five years	**26**	-	**26**	-
Later than five years	**-**	-	**-**	-
	37	6	**37**	6

The lease agreements do not include any contingent rent or restrictions.

24. Contingent liability

Pension scheme uncertainty

In 2021, the Trustee of the Scheme notified the Association that it had undertaken a review of historical amendments to the Scheme's benefits. This review identified uncertainty regarding the validity of certain changes made to the Scheme over time. As a result, the Trustee initiated legal proceedings to seek clarification from the High Court.

The case (Verity Trustees Limited v Wood) was heard in early 2025, and at the reporting date a judgment has not yet been issued. The timing of the judgment has been subject to delay and is now expected during Quarter 4 2026.

The Trustee has indicated that, depending on the Court's determination, there may be an increase in the Scheme's liabilities where past amendments are found to be invalid or require modification. An illustrative estimate prepared by the Trustee suggests that liabilities could increase by up to £155 million, based on the Scheme's Technical Provisions as at 30 September 2022. However, the extent of any increase is uncertain and will depend on the outcome of the legal proceedings.

In addition, recent developments across the pensions sector, including outcomes from the Virgin Media litigation and subsequent legislation, have highlighted broader risks relating to the validity of historical scheme amendments. While new statutory provisions provide mechanisms to address certain issues, uncertainty remains in relation to matters being considered in Verity Trustees Limited v Wood.

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At the reporting date, it is not possible to determine whether any adjustment to the Scheme's liabilities will be required, nor to reliably estimate the financial effect. Accordingly, no provision has been recognised in these financial statements.

The matter is therefore disclosed as a contingent liability in accordance with FRS 102.

Also, during the year the Association acquired 10 properties from Lyvennet Community Trust, with associated grant of £590k. The Association has a future obligation to recycle grant in relation to these properties if they are disposed of.

25. Related parties

Eden Housing Association Limited is the Parent entity in the Group and ultimate controlling party.

The subsidiary, Eden Property Developments Limited, is contracted by Eden Housing Association Limited on a design and build basis to carry out housing development projects on its behalf. All development costs are recharged to the Association on a cost-plus basis, fees charged on a fixed basis relative to development costs incurred. The quantum and basis of those charges is set out below.

	2026	2025
	£'000	£'000
Eden Property Developments Limited		
During the year		
Transactions from subsidiary:		
Property costs for letting under Construction	**-**	-
At the year end		
Amounts owed to subsidiary	**-**	14

As of 17 September 2024, Non-Executive Directors receive emoluments for their time and expertise. The total amount payable within the period equated to £22,022. The value of Travel and Subsistence reimbursed to members within the same period, equates to £2,337.

The Association had transactions during the year with Karbon Solutions, an organisation in which Chris Fawcett, Chief Executive, holds a common directorship role. Payments in the year totalled £250k (2025: £213k).

The Association also had transactions during the year with Penrith Building Society, an organisation in which Elspeth James, Board member, holds a key management personnel role. Payments in the year totalled £59k (2025: £60k) in respect of loan interest and loan repayments and at the year-end £422k (2025: £483k) was payable. All transactions were conducted at arm's length and in accordance with the Association's normal procurement procedures.

26. Legislative provisions (Association and Group)

The Association is registered as a Co-operative and Community Benefit Society and is registered with the Regulator for Social Housing as a Registered Housing Provider (RHP) as defined by the Housing and Regeneration Act 2008.

Eden Property Developments Limited is a company limited by shares registered with the Registrar of Companies. It is not a Registered Social Landlord.

27. Prior Year Restatement

Change in Accounting Policy

During the year ended 31 March 2026 the Group adopted a key change to a significant accounting policy. The Group now recognises housing properties at historical cost where previously they were accounted for at existing use value for social housing. The adoption of this accounting policy has also resulted in a change to the treatment of how the Group accounts for Social Housing Grant which is now accounted for using the accrual method in accordance with the Housing SORP 2018.

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The adoption of the historical cost model provides financial statement users with more relevant and reliable information because it:

- provides a consistent basis for measuring the Association's housing property portfolio;
- reflects the Association's long-term business model of holding housing properties for social housing purposes rather than for sale;
- aligns the accounting policy with current operational and asset management practices;
- improves comparability with other registered providers applying the Housing SORP.

The change has been accounted for as a voluntary change in accounting policy in accordance with FRS102 section 10. The policy has been applied retrospectively. Comparative information and opening reserves have been restated where required to reflect the new accounting policy.

The main impact of the change in accounting policy is the removal of the revaluation reserve. This amounted to £29.4m.

Social housing grant received is now recognised in the statement of financial position using the accrual method which has resulted in a cumulative increase in long term creditors of £24.8m.

Material Error

A material prior period error was identified in respect of shared ownership properties, where the cost and associated depreciation had been overstated as the proportion of properties sold to customers had not been appropriately derecognised in prior periods.

The correction of the material errors is to reduce historical cost by £6m.The comparative information and opening reserves have therefore been retrospectively restated to correct this error.

The tables below summarise the overall movement in the Statement of Comprehensive Income and the Statement of Financial Position, as a result of the change in accounting policy and material errors.

	Note	As Published for the year ended 31 March 2025 £'000	Restatement Impact £'000	As restated for the year ended 31 March 2025 £'000
Statement of comprehensive income				
Turnover	i.	13,483	(104)	13,379
Other income		72	-	72
Operating costs		(9,431)	-	(9,431)
Gain on disposal of housing properties and other fixed assets		232	-	232
OPERATING SURPLUS		**4,356**	**(104)**	**4,252**
Interest receivable		205	-	205
Interest and financing costs		(1,849)	-	(1,849)
Increase in valuation of investment properties		50	-	50
SURPLUS BEFORE TAXATION		**2,762**	**(104)**	**2,658**
Taxation on Ordinary Activities		-	-	-
SURPLUS FOR THE YEAR AFTER TAXATION		**2,762**	**(104)**	**2,658**
Unrealised surplus on revaluation	ii.	20,057	**(20,057)**	**-**
Actuarial loss in respect pension schemes		(92)	-	(92)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**22,727**	**(20,161)**	**2,566**

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i. Grant is no longer recognised using the performance method and is instead amortised over the life of the housing properties in line with the accrual method for grant. This has resulted in a reduction of turnover of £104k.

ii. All movements in revaluation are now eliminated as housing properties are no longer accounted for at EUV-SH, resulting in the reduction in housing properties and increase in grants

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	Note	Previously published as at 31 March 2024 £'000	Restatements as at 31 March 2024 £'000	Restated balance as at 31 March 2024 £'000	Reported balances as at 31 March 2025 £'000	Cumulative impact as at 31 March 2025 £'000	Restated balance as at 31 March 2025 £'000
Statement of financial position							
Housing properties	iii.	90,646	(15,011)	75,635	112,796	(34,908)	77,888
Creditors due within one year	iv.	(2,742)	(310)	(3,052)	(1,503)	(329)	(1,832)
Creditors due after more than one year	v.	(38,342)	(24,315)	(62,657)	(38,326)	(24,560)	(62,886)
Other fixed assets and current assets		7,218	-	7,218	6,590	-	6,590
Net assets total		**56,780**	**(39,636)**	**17,144**	**79,557**	**(59,797)**	**19,760**
Revenue reserve	vi.	47,228	(30,214)	17,014	49,899	(30,319)	19,580
Revaluation reserve	vii.	9,422	(9,422)	-	29,478	(29,478)	-
Restricted Reserve		130	-	130	180	-	180
Reserves total		**56,780**	**(39,636)**	**17,144**	**79,557**	**(59,797)**	**19,760**

iii. Housing properties are now stated at historical cost and are no longer valued on an annual basis which has resulted in a cumulative decrease in the carrying value of £34.9m. (2024: £15.0m) This is as a result of the change in accounting policy £29.4m (2025: £9.4m) and the material errors relating to shared ownership properties of £5.5m (2024: £5.5m).

iv. Social housing grant received is now recognised in the statement of financial position using the accrual method which has resulted in a cumulative increase in short term creditors as at March 2025 of £329k (2024: £310k) being the grant due to be amortised within one year.

v. Social housing grant received is now recognised in the statement of financial position using the accrual method which has resulted in a cumulative increase in long term creditors as at March 2025 of £24.5m. (2024: 24.3m)

vi. The cumulative impact of restating housing properties to historical cost is a decrease in revenue reserves as at March 2025 of £30.3m (2024: 30.2m).

vii. The impact of restating housing properties to historical cost is that all revaluation reserves are eliminated. The cumulative impact on the reported results to March 2025 is a decrease in revaluation reserves of £29.5m. The cumulative impact on the reported results to March 2024 is a decrease in revaluation reserves of £9.4m.