

Annual report and financial statements

**For the year ended
31 March 2026**



Annual report and financial statements:

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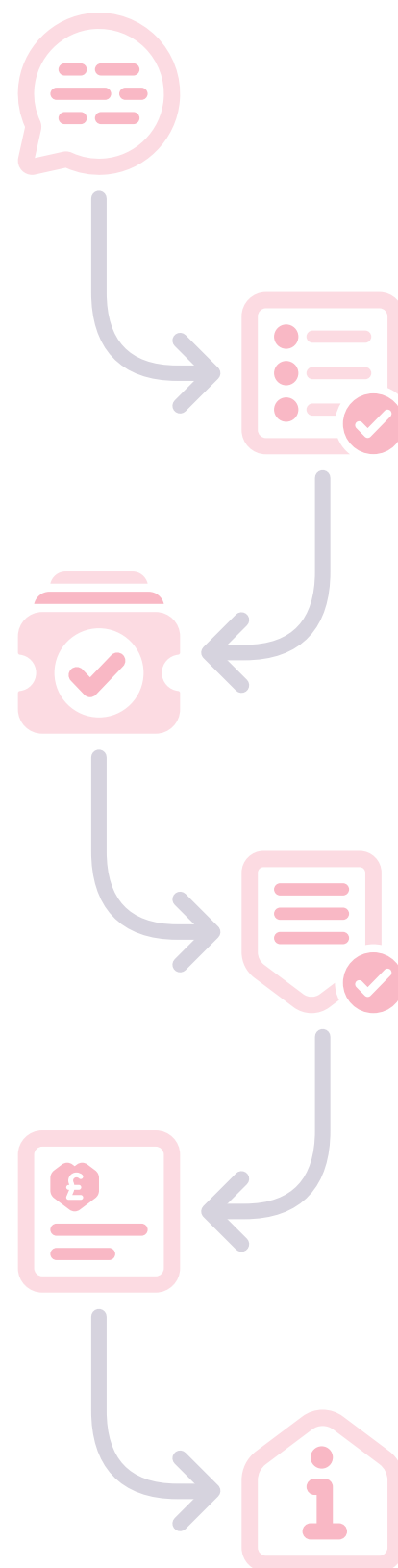
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Section:

Introduction to our report...



Chair's report:

Welcome to our annual report 2025-26



Ingrid Fife

Chair

Chair's report:

Welcome to our annual report

Our results this year reflect continued progress against our strategy, alongside deliberate choices to invest in the quality of our homes, our customer experience, and the technology that underpins both.

While the external environment has remained challenging, Yorkshire Housing has maintained financial resilience and strong governance, providing a solid platform for the future.

Putting our customers at the centre

Our “Customer Obsessed” approach continues to guide decision-making across the organisation. Over the past year, this has moved from design into consistent delivery, with improvements in how we respond to and learn from customer feedback.

“Customer satisfaction is improving, 72%, up from 65% in the previous financial year”

We have strengthened our approach to complaints handling, customer engagement and insight, ensuring we are not only resolving issues more effectively but using what we learn from them to drive long-term improvements in service delivery. Customer outcomes continue to improve, with complaints per 1,000 homes (TSM) reducing to 92.2 from 104.7 and customer satisfaction increasing to 72%, up from 65% in the previous financial year. We have continued to increase the number and depth of interactions with customers across Yorkshire Housing.



Homes and places to be proud of

We have maintained a strong focus on the safety, quality and sustainability of our homes. We continue to invest in existing properties while progressing our ambitious new homes programme, carefully balancing growth with financial sustainability. During the year, we increased the proportion of homes achieving an EPC rating of C or above to 85%, reflecting continued progress in improving energy efficiency and helping customers to reduce their energy costs.

We have also delivered 4,800 new homes towards our target of 8,000, making significant progress in meeting housing need across the region.

In advance of the implementation of Awaab's Law, we strengthened and standardised our approach to identifying and resolving damp and mould issues, ensuring we exceeded the requirements of the new legislation. Alongside this, we have continued to improve the energy efficiency of our

homes and reduce our environmental impact, ensuring our existing homes and new developments are fit for the future and support healthier, more sustainable communities.

Technology and transformation

Technology remains a critical enabler of our strategy. During the year, we have continued to roll out Salesforce and associated digital platforms, transforming how colleagues deliver services and how customers interact with us.

The launch of smart scheduling, our new customer portal and further development of mobile working tools represent important milestones in our transition to a more efficient, connected and customer-focused organisation.

These investments support our long-term ambition to become a pre-emptive business, using data and insight to anticipate customer needs and address issues before they arise.

Chair's report:

Welcome to our annual report

Economic and political environment

Inflationary impacts from the continued global environment mean that cost pressures remain, particularly across repairs and maintenance. Interest rates have also remained elevated relative to historic levels, continuing to impact the cost of borrowing and the pace of development across the sector.

The policy environment, however, has become more supportive. The government's commitment to a long-term Affordable Homes Programme and a ten-year rent settlement provides greater certainty than we have seen for some time, enabling stronger long-term planning across the sector.

Governance and regulation

We were delighted to receive a strong outcome from our most recent regulatory inspection. Our G1/V2/C1 rating reflects the effectiveness of our governance, financial resilience, and the improvements made to customer outcomes in recent years.

The inspection recognised the progress made in areas such as repairs, complaints handling, tenancy management and customer engagement. This feedback provides strong external validation that the strategic choices we have made as a Board are delivering tangible improvements.

Financial strength

Maintaining financial strength continues to be a core priority for the Board. We have ensured robust oversight of our financial position, balancing ongoing investment with a clear focus on risk management and long-term sustainability. This disciplined approach enabled us to deliver a £7.2m surplus during the year while maintaining a strong operating margin of 18%, consistent with the previous year.



We maintained our A3 credit rating with Moody's with a stable outlook, reflecting the strength of our balance sheet, good liquidity and prudent approach to financial management.

All loan covenants were met throughout the year, and we retain sufficient liquidity to support both operational requirements and future investment, providing a strong platform from which to deliver our strategic objectives and continue investing in our homes and services.

Looking forward

The foundations laid in recent years – across culture, technology and customer insight – are now enabling us to accelerate delivery. We remain focused on improving outcomes for customers, investing in our homes, and building a more pre-emptive, efficient and resilient organisation.

We are confident that Yorkshire Housing is well positioned to deliver its strategic ambition and continue making a positive difference for customers and communities across our region.

We maintained our A3 credit rating with Moody's with a stable outlook, reflecting the strength of our balance sheet, good liquidity and prudent approach to financial management.

Chief Executive's report:

Welcome to our annual report 2025-26



A stylized white signature of Nick Atkin.

Nick Atkin

Chief Executive

Chief Executive's report:

Welcome to our annual report

Becoming the UK's best housing provider – If last year was about setting our ambition, then this year has been about turning that ambition into delivery. Being Customer Obsessed isn't about saying the right things – it's about doing the right things, consistently. And that's been our focus throughout the past 12 months.

Delivering for our customers

We've seen real progress in how we provide services to our customers. We've improved how we handle complaints, strengthened our communication, and made better use of customer insight to shape and improve our services. This is reflected in a 22% reduction in the number of Stage 1 complaints raised during the year, alongside improvements in customer feedback and service performance.

One of the biggest steps forward has been the launch of our new customer portal. This tackles some of the things we know frustrate customers the most – having to chase updates, not knowing what's happening with their case, and receiving inconsistent information.

All customers can now report issues, track progress, manage their rent and access information whenever it suits them, giving greater transparency and control over their interactions with us.

At the same time, improvements in repairs performance have helped us move beyond the backlog challenges of previous years and into a more stable position, enabling us to complete repairs more quickly and to a higher standard. During the year, 92% of emergency responsive repairs were completed within target timescales (compared to 88% the previous year), demonstrating the progress made in delivering a more reliable and responsive service.



We've also strengthened how we communicate, including relaunching our customer newsletter, which now reaches more than 16,000 customers and is available in multiple languages to improve accessibility, engagement and inclusion.

A strong endorsement from our regulator

Our recent regulatory inspection provided one of the clearest signals yet that we are on the right path.

Our G1/V2/C1 rating reflects strong governance, financial resilience, and the progress we've made in delivering better outcomes for customers. I'm particularly pleased with the C1 rating, which recognises our high service standards in repairs, complaints, and customer experience.

That doesn't mean we pause. It means we have a solid foundation from which to push on.

A changing environment

The reality is that the environment we're operating in remains tough. Demand for repairs is still high, inflation and other costs are increasing, and interest rates continue to impact what's possible – particularly in terms of building the new homes our region desperately needs.

At Yorkshire Housing, we've had to flex the pace of our development programme in response to these pressures. That's the right thing to do – protecting our long-term financial strength while continuing to invest where it matters most.

“Interest rates are holding the sector back”

We've also been clear that interest rates are holding the sector back. High borrowing costs don't just make things harder – they directly reduce the number of homes we can build and slow down investment in existing homes. That's why throughout the last year we've been calling on the Bank of England to move further and faster. Even modest cuts would unlock significant investment across the sector.

If we're serious about delivering at scale, then the economic conditions need to match that ambition.

Chief Executive's report:

Welcome to our annual report

A step-change in policy support

While the economic backdrop has been challenging, the policy environment has shifted significantly.

The government's commitment to a £39bn Affordable Homes Programme over the next ten years, alongside a long-term rent settlement, is a game changer. It gives us the certainty we've been calling for and creates a real opportunity to deliver at scale. We've played a leading role in shaping this agenda, working with others across the sector and region to influence the outcome. Now the focus is on delivery.

We've also continued to play a leading role across the region, working with the four housing partnerships across Yorkshire & the Humber who collectively provide homes to around 1.7 million households, helping to shape policy and strengthen the region's collective voice.

Investing in homes and communities

We've continued to invest in both new and existing homes, recognising that quality matters just as much as quantity.

Alongside new development, we've focused on improving existing homes – particularly around safety, quality and energy efficiency. Our preparations for Awaab's Law helped strengthen how we identify and respond to damp and mould cases, supported by clearer processes, improved systems and faster customer communication.

Our new Place Plans are helping us take a more targeted, insight-led approach to communities, ensuring we focus on what matters most in each area we serve.

“Technology is now reshaping how we operate”

Using data to make better decisions

Our customer census has been a significant step forward in how we understand who lives in our homes alongside the needs and expectations of Yorkshire Housing as a landlord.

With over 40,000 updates to our customer data, we now have significantly stronger insight into customer needs, preferences and their expectations from Yorkshire Housing. This is already shaping how we tailor our services and support, and it will continue to underpin our move towards a more pre-emptive service model.

Technology and a pre-emptive future

Technology is now fundamentally reshaping how we operate. Our continued rollout of Salesforce is transforming how we deliver services. Alongside the launch of the customer portal and Field Service mobile tools, we've introduced smarter scheduling, enabling better planning of repairs, reducing missed visits and improving efficiency.

These changes are creating a more joined-up service for customers and freeing up colleague capacity to focus where it matters most.

The even bigger shift is as we make the move towards becoming a pre-emptive organisation – using data, insight and technology to identify issues early and intervene before they escalate. We've started to see this in areas such as repairs and arrears, but we're still only scratching the surface of what's possible.

Our people

None of this happens without our people. Alongside changes to our systems and processes, we've continued to simplify how we operate as an organisation. This includes refining our operating model and strengthening our culture to support how we work day-to-day.



Our focus has been on creating a simpler, more connected and inclusive organisation – removing complexity, improving clarity of roles, and ensuring our people have the tools and support they need to deliver for customers. The move to our 8-patch operating model is a direct response to what our customers told us they wanted – to bring our people and ‘our feet on the street’ to be nearer to the places where they live and to be more visible.

The return to The Place, alongside continued investment in our network of locally based hubs, has also played a key role – creating better spaces for collaboration, connection and teamwork across Yorkshire Housing.

Looking ahead

We've made really good progress – but this is only the start of what we have planned. The combination of customer insight, technology, and our wider operating environment gives us a real opportunity to accelerate delivery over the next few years.

The challenge now is simple: move faster, deliver consistently, and continue to keep our customers right at the heart of everything we do. If we do that, we'll continue to build a business that not only delivers for today but is ready for whatever tomorrow brings. The future's bright – the future's Yorkshire!

Section:

Strategic report...



Strategic report:

Our strategic priorities

Our long-term strategy remains unchanged. Since launching our Business Strategy, we have continued to focus on three clear priorities:



Customer Obsessed – improving our customers' and colleagues' experience.

1



Homes and places to be proud of – creating places people are proud to call home.

2



Pre-emptive – our game-changing shift to deal with issues before they happen.

3

These priorities continue to guide how we deliver for our customers, invest in our homes and communities, and run the organisation.

Our values – Create Trust, Be Curious, Make it Happen, Achieve Impact and Have Fun – also remain unchanged. They continue to underpin how we work day-to-day and support delivery of our strategic ambitions.

Our customer promise remains: “Making it possible to have a place you’re proud to call home.” Alongside this, our long-term vision of becoming the UK’s best housing provider continues to shape our direction and decision-making.

Over the past year, the focus has been on turning our strategy into consistent delivery. We are now seeing the benefits of the investments made in recent years, particularly in improving customer experience, strengthening the quality of our homes, and making greater use of data and technology to operate more efficiently.

Our delivery strategies and supporting plans remain in place and continue to evolve, with performance tracked through our Key Performance Indicators (KPIs). Progress is overseen through our governance framework, including the Leadership Team, Committee structure and the Board.



Strategic report:

Objectives and performance



Customer Obsessed – *improving our customers' and colleagues' experience.*

1

Strategic achievements 2025-26



Do the basics brilliantly – right processes, culture, technology & data

Our Customer Obsession Strategy was signed off by Board in March 2023 and launched to customers and colleagues in April 2023. It sets out how we'll become a truly customer obsessed organisation by developing a full understanding of customer needs and improving how we respond at every stage of their journey with Yorkshire Housing. The three key areas, tech, data and culture, when combined, will embed customer obsession into our DNA.

Customer obsessed mindset

Working with colleagues, taking feedback directly from our customers and gained insight from a external expertise, we've looked at how we really become customer obsessed. The aim is to ensure we:

- Get things right first time.
- Respond quickly when things go wrong.
- Make it easy for customers to interact with us.
- Show openness and empathy.



Our key highlights



Success during 2025-26:

- Continued the roll out of Salesforce with the Customer Relationship Management (CRM), Complaints, Tenancy management and ASB cases and repair scheduling now all live.
- We know to be truly obsessed about our customers and having the ability to tailor our services and approach to our customers we needed to know more about them so last year we carried out a census to which 7,939 customers responded with 100% making at least one change and an average 5 changes being updated per customer.
- Continued collecting TSM surveys through online channels rather than just via telephone, with online surveys accounting for 45% of all surveys completed last year.
- All our TSM scores improved year on year, overall TSM satisfaction increased by 7% last year to 72%, satisfaction with communal areas increasing 9% to 65%, repair satisfaction increasing by 5% to 75% and keeping customers informed increasing by 6% to 69% all areas that were a specific focus last year.
- Re launched the customer newsletter with a 500% increase in the number of customers who opened the quarterly newsletter.

Strategic report:

Objectives and performance



Customer Obsessed – *improving our customers' and colleagues' experience.*

1

Strategic achievements 2025-26



Combine real-time customer insight and sentiment analysis, meaningful data and analytics and our knowledge and experience on the ground

We're building a deeper understanding of our customers through a new customer census data project, giving us clearer insight into who our customers are and what matters to them. The new Tenant Satisfaction Measures (TSMs) have directly shaped our approach and influenced key priorities. Our new data analytics hub brings different sources of data together to help us make the best decisions for our customers too. For example, our new Repairs Strategy really focuses on what our customers tell us is important to them combined with what our data tells us about our service.



Be smart in how we spend the £YH

Being customer obsessed means we make deliberate, informed decisions about how we use the money we receive from our customers. We're focused on getting the most bang for our buck that prioritises delivering the greatest impact for customers and driving measurable improvements in service quality and outcomes. Our Value for Money (VfM) Strategy sets out how we we'll do this.

Learn from the best customer experience providers in the world

We benchmark ourselves against the best, not just in housing, but across all sectors. To achieve this, we're keen to engage with, understand and learn from leading customer experience organisations through a variety of contacts and channels. This includes launching both a colleague and customer survey through the Institute of Customer Service (ICS), where we can benchmark our scores both within and beyond the housing sector.

Our key highlights



Success during 2025-26:

- Rolled out a new Operating Model across customer experience including Communities, Income and Responsive repairs, with Mechanical Gas and Electrical structure currently in consultation.
- Reduced the number of repairs outstanding from 7.2k to 4.6k against the backdrop of the number of reported repairs remaining high.
- Reduced the average time it takes to complete a routine repair by 4 days to 28 days and increased the number of repairs completed inside target by 3% to 79%.
- Increased the number of repairs carried out by in-house operatives last year from 86% to 90%.
- Reduced the time it takes to investigate and close an ASB case by 28 days to 42 days.
- Reduced the number of stage 1 complaints raised by 22% last year through the continued focus on root cause analysis, improving our general performance which resulted in a 30% reduction in the amount of compensation paid.
- Answered 66% of calls within 3 minutes, an increase of 14% last year.

Strategic report:

Objectives and performance



Homes and places to be proud of – *creating places people are proud to call home.*

2

Strategic achievements 2025-26



Making it possible to have a place you are proud to call home

We're focused on improving the quality of our homes. This starts with our own standard, Yorkshire Homes 2.0, which we've begun to roll out, ensuring our homes are fit for the future. We are also able to make more informed, data led investment decisions about our homes using three new tools which we put in place this year. These look at asset performance, mapping and energy efficiency modelling.

We want our customers to feel proud of the areas they live in so we've launched our first Place Plans this year which will focus improving each of the 10 areas we cover with a personalised plan.

New homes

We continue to build as many new affordable homes as possible and last year we delivered a range of new homes across 10 local authority areas in line with our Growth Strategy. In the midst of a housing crisis, we aim to enable as many people as we can to have a place they're proud to call home. We balance this growth against the need to remain financially strong and able to continue to invest in our existing homes.

Partnerships and Devolution

We remain active in the West, South and North Yorkshire Housing Partnerships, working with partners to use our collective resources to tackle regional priorities. We've formed a range of partnerships this year that have enabled us to invest in building new homes as well as making many of our existing homes more energy efficient.

Sustainable homes

We are committed to making our new and existing homes sustainable. This is set out in our Growth, Asset Management and newly launched Sustainability Strategies. All our homes will reach EPC C by 2030 and we're well on the way to this with 85% of our homes already at EPC and above. We embed this approach to sustainable homes into our business as usual investment activity and don't treat it as a bolt on; whether that be installing PV panels when we replace roofs or putting in triple glazing as standard.

We've also continued to develop all new homes that we build ourselves as low carbon homes, making us well prepared for the upcoming implementation of the Future Homes Standard. Our existing homes saw more works this year to decarbonise them than ever before and our dedicated Sustainability Liaison officers supported our customers through these works.

Our key highlights



Success during 2025-26:

- 99.98% compliant with the Decent Homes Standard.
- We continued to work on homes to meet our new standard; Yorkshire Homes 2.0.
- 77% of our customers rated their homes as well maintained, an increase from 70% last year.
- Over 4,800 new homes now secured against our ambition to build 8,000 new homes.
- We completed 459 new homes during the year, of which 98% were at EPC B or above.
- 85% of our homes now have an energy efficiency rating of EPC C or above.
- All new YH development sites are low carbon (zero gas).
- We completed 4,000 repairs per 1,000 homes.
- We sold 230 homes, generating a surplus of over £3.6m.
- An additional 553 homes had PV panels installed, of which 466 were self-funded, improving the energy efficiency of their home and lowering their bills.
- We improved the energy efficiency of over 1,500 properties with 357 additional homes having improved to SAP band C or above.

Strategic report:

Objectives and performance



Pre-emptive – *our game-changing shift to deal with issues before they happen.*

3

Strategic achievements 2025-26



From foundations to first course of bricks on pre-emptive approach

We've now got much of the basics in place that form the foundations for a pre-emptive approach to service delivery. Our technology rollout has continued and we are gathering more joined up data about our customers and our properties. We're now taking our shift from being reactive (waiting for things to happen) to becoming pre-emptive (using our data and insight to prevent issues before they happen) to the next level but there's much more to do. Our customer census has helped improve our knowledge of our customers and it's clear from their responses they want to tell us about themselves so we can tailor services accordingly. With better data we can generate insight and using new technologies including AI, can provide services in different ways than we have in the past. We're also now looking at how our people develop and grow, looking to shift colleagues focus from resolving problems well to stopping things becoming a problem in the first place.



Making use of the technology and data to deliver outcomes for customers

We've established our Place Plans this year, which provide a tailored approach to serving customers in different geographies in different ways depending on their priorities. We can only do this by using data to inform colleagues what matters most to those customers and who is in our homes in each locality. We've also started to tap into the rich data we have on repairs to inform investment decisions on Kitchens. Our work on customer journeys is improving early intervention and reducing customer effort, case length and repeat contact. These are relatively simple steps we're taking but have much more planned over the next 12 months, all with the aim of being on the front foot, pre-empting issues and delivering better outcomes for customers.

Our key highlights



Success during 2025-26:

- Further Salesforce implementation, so that our core customer processes are managed through one core operating platform. Completely new customer portal launched reducing inbound contact from customers.
- Transformation roadmap for 26/27 agreed to focus on the services that matter most to our customers.
- Ongoing improvements to our data, including data cleansing and migration/integration.
- Pre-emptive arrears reduction project delivered.
- 7,939 customers responded to the Census, with 100% making at least 1 change to data we hold.
- New AI hub launched for colleagues to accelerate output focused use of AI technology.
- Defects trend analysis to prevent future issues at source.
- Mind-the-gap culture strategy launched focussed on shifting mindset and developing capabilities to become a pre-emptive organisation.

Strategic report:

Financial performance

Our financial performance

Surplus before tax reduced to £7.2m in FY26, compared with £10.9m in the previous year. This decrease was primarily attributable to increased operating expenditure and a lower surplus on the sale of fixed assets, with the most significant factor being a £4m increase in interest and finance costs compared with FY25. This was driven by a £3m reduction in capitalised interest (See note 8.)

Turnover increased by £8m, from £165m in FY25 to £173m in FY26. The increase was mainly attributable to higher social housing rental income following the 2.7% rent increase (CPI plus 1%), alongside a strong performance in Open Market Sales. During the year, 49 OMS properties were sold, generating £17m of turnover and £1.4m of surplus, compared with £14m of turnover and £1m of surplus in the previous year.

Shared ownership first-tranche sales generated a surplus of £1.9m from 181 homes sold during the year. This was lower than the previous year, when 233 homes were sold.

The margin achieved on shared ownership first tranche sales was 11%, down from 18% in the previous year, reflecting more challenging market conditions.

Operating costs were up 5% in the year. Maintenance and major repairs continues to be our biggest cost (£32m annually) however this has reduced from £34m in the prior year when we had a significant backlog of repairs which we outsourced in order to clear.

Operational overheads (management) increased year on year by 13%, depreciation and amortisation and staff costs represented 5% and 7% of the increase respectively.

The most significant movement is the £4m increase in interest and finance costs to £28m (FY25: £24m). This is due to a reduction in capitalised interest of £3m and our ambitious growth plans requiring more funding and therefore increased interest costs of £1.2m.

YHR, the group's commercial arm, had a significant increase in profit before tax this year to £3.5m (2025: £1.8m). The increase is due improved margins on a number of our schemes. The surplus made will be paid to YHL in gift aid and continue to support to our new affordable homes development programme.

The group's balance sheet remains strong with net assets of £247.8m (2025: £241.6m). Intangible fixed assets have grown by £3.8m due to the continued investment in implementing Salesforce, which is part of our transformation journey. We have continued to invest in our housing stock with ongoing investment in new and existing properties, as shown in the £46m increase in net book value of housing properties. The Association is in a net current liability because of timing of repayment of a number of smaller lending facilities. These repayments are fully funded through the utilisation of existing revolving credit facilities.

Group turnover and operating surplus by activity

Activity (£m)	Turnover		Operating surplus	
	2026	2025	2026	2025
General needs	106	101	16	16
Housing for older people	7	6	2	1
Supported housing and care homes	3	3	0	0
Shared ownership	8	8	5	4
Total from lettings	124	118	23	21
Non-letting – other social housing activity	20	23	2	3
Non-social housing activity	29	24	6	5
Valuation changes	-	-	-	-
Sale of fixed assets	-	-	4	5
Total	173	165	35	34

Strategic report:

Financial performance

Cashflow and financing

Cash inflows and outflows are presented in the consolidated cash flow statement. Facilities are in place to meet cash requirements over the next three years, including additional funding secured during the year through the extension of the Group's £100m facility with Santander. Liquidity also includes £145m of retained bonds. All borrowings are denominated in sterling.

The Group is required by its funders to comply with a series of loan covenants relating to asset values (asset cover), financial surpluses (interest cover), and debt levels (gearing). All covenants were met throughout the year and at the year end, and compliance is subject to ongoing review.

In respect of bank loans, the Group manages interest rate risk through the use of interest rate swaps, including a small number of stand-alone swaps. These are classified as non-basic financial instruments and were measured at fair value as at 31 March 2026, with any resulting gain or loss recognised in other comprehensive income for the year. The remainder of the debt portfolio is classified as "basic" financial instruments under FRS 102.

The principal cash outflow continues to be the acquisition and construction of new housing properties, totalling £74m (down from £86m in the prior year). Grant income remained stable at £9m. The balance of funding was generated from operating activities of £64m and property asset sales of £12m.

“We retained our A3 headline credit rating from Moody's, with a stable outlook”

We remain fully compliant with all financial loan covenants and continue to maintain substantial headroom against covenant requirements. Compliance is supported by robust monthly monitoring and reporting to the Executive Leadership Team, with quarterly updates provided to the Board to ensure effective oversight and assurance.

This strong financial discipline and governance framework supports the organisation's financial resilience and provides a solid foundation for continued investment in our strategic priorities.

Credit rating

We retained our A3 headline credit rating from Moody's, with a stable outlook. Moody's highlight our strong liquidity position and effective management as key credit strengths. However, they note that risks are primarily linked to increased capital expenditure – particularly our ambitious development programme – which continues to place pressure on debt metrics over the coming years.

Operating margins are projected to remain modest, reflecting ongoing cost pressures and our strategic focus on enhancing customer experience and improving the quality of our housing stock.

Five-year performance

The group's five-year performance shows continued growth in our fixed assets in line with the Group's ambitious growth plans. This year we have secured additional financing by extending our £100m facility with Santander and put two additional interest rate swaps in place. We continue to review our funding requirements in line with our long-term business plan and will pre-empt any future needs.

£34.7m

Operating surplus

(2025: £33.8m)

£173m

Turnover

(2025: £165m)

A3

Credit rating with Moody's

(2025: A3)

£32m

Maintenance and major repairs costs

(2025: £34m)

Strategic report:

Financial performance

The group's five year financial and operational performance

	2026	2025	2024	2023	2022
Income and expenditure account (£m)					
Total turnover	173	165	139	146	149
Operating surplus	35	34	29	29	23
Surplus /(deficit) for the year transferred to reserves	7	10	5	12	(26)
Statement of financial position (£m)					
Fixed assets	1,326	1,272	1,201	1,125	1,069
Net current assets	18	11	35	19	60
Total assets less current liabilities	1,344	1,283	1,236	1,143	1,129
Long term loans	741	690	655	560	555
Social housing grant	329	324	319	324	325
Other creditors	27	30	34	34	34
Revaluation reserve	14	14	14	28	28
Revenue reserve	233	225	214	197	187
Group funds	1,344	1,283	1,236	1,143	1,129
Cash flow (£m)					
Net cash inflow from operating activities	64	59	37	42	4
Returns on investment and servicing of finance	(32)	(29)	(24)	(20)	(21)
Capital expenditure					
New homes (net of grant)	(65)	(77)	(93)	(76)	(38)
Other fixed assets	(5)	(3)	(3)	(4)	(2)
Sales of homes	12	13	14	17	7
Intangible assets	(6)	(6)	(9)	0	0
	(32)	(43)	(78)	(41)	(50)
New loans (net of repayments)	40	50	67	28	9
Increase/(decrease) in cash and deposits	8	7	(11)	(13)	(41)

Strategic report:

Value for money

Achieving Value for Money (VfM) means delivering our strategic objectives with a focus on economy, efficiency and effectiveness.

It is not simply about doing things as cheaply as possible. Instead, it is about providing the services that our existing and future customers value most, in the most cost-effective way.

As an ambitious, not-for-profit housing provider that is Yorkshire by name and nature, making every pound count is part of who we are. We are committed to maximising the impact of every Yorkshire Housing pound to deliver the best possible outcomes for our customers and communities.

This strategy introduces a range of additional performance measures alongside those required by regulation. These metrics are designed to help us better assess and demonstrate the value we deliver, with a focus on:

- **Customer satisfaction** – our customers are satisfied with the homes and services we provide.
- **New homes supply delivered** – we are able to provide as many homes as possible within our financial constraints and risk appetite.

- **Financial performance** – we operate as economically and efficiently as possible without compromising quality.

The Board set targets for the year ended 31st March 2026 and these are included in the tables below. The tables also include our actual performance, a comparison against the previous financial year and our peers.

Value for money targets

Metric set by the regulator?	VFM metric	YH2026 Target	YH2026 Actual	YH2025 Full Year Actual	Benchmark National	Benchmark Yorkshire & Humber
					2025 Median3	2025 Median3
Yes	New supply of social housing delivered	2.45%	2.27%	2.53%	1.00%	2.00%
Yes	New supply of non-social housing delivered	0.20%	0.14%	0.17%	0.00%	0.00%
Yes	Gearing	58%	58%	58%	46%	43%
Yes	Reinvestment in new and existing homes	8.07%	6.19%	7.60%	8.00%	9.00%
Yes	EBITDA MRI interest cover	86%	110%	87%	113%	111%
No	Customer satisfaction	70%	72%	65%	N/A	N/A
Yes	Operating margin (overall)	17.82%	17.69%	17.13%	18.00%	17.00%
Yes	Operating margin (social housing)	20.08%	18.35%	17.55%	21.00%	21.00%
Yes	Headline social Housing cost per unit	£5,346	£5,051	£5,007	£5,576	£5,263
Yes	ROCE	2.69%	2.58%	2.66%	3.00%	3.00%
Yes	Remuneration payable to the highest paid Director, relative to the size of the landlord	N/A	£12.39	£12.26	N/A	N/A
Yes	Aggregate amount of remuneration paid to Directors, relative to the size of the landlord	N/A	£57.99	£50.90	N/A	N/A
No	Weighted average cost of capital	4.12%	4.02%	4.20%	N/A	N/A
No	Social housing lettings interest cover	80%	79%	73%	N/A	N/A
No	Active lettable homes	120	96	121	N/A	N/A
No	Income loss from active lettable homes	0.95%	1.10%	0.80%	N/A	N/A
No	Arrears balance of current customers	2.40%	2.06%	1.95%	N/A	N/A

Strategic report:

Value for money

Customer satisfaction

Customer satisfaction levels have continued to improve compared with last year (72% vs 65%), and we have exceeded our target for the year of 70%.

This positive performance reflects the impact of several initiatives introduced to strengthen the customer experience and make it easier for customers to access our services.

Our new approach to customer relationship management, alongside the implementation of Salesforce for repair scheduling and case management, is helping to deliver a more responsive and efficient service.

By improving communication, visibility and coordination throughout the customer journey, we are seeing a corresponding improvement in customer satisfaction scores.

In addition, we have introduced tailored customer newsletters that provide community-specific updates, information and advice relevant to local priorities. This more targeted approach to communication is helping customers feel better informed and engaged, while strengthening our relationships with the communities we serve.

Together, these improvements are contributing to higher levels of customer satisfaction and supporting our commitment to delivering excellent customer service.

More homes for more customers

During the year, our Development team completed 459 new homes, including 278 affordable rented homes and 181 homes for sale, the majority through Shared Ownership. This strong delivery means that, including homes currently under construction, we are now well over halfway towards our target of delivering 8,000 new homes set out in our Growth Strategy.



While we did not fully achieve our delivery targets for the year due to delays both before and during construction, our development programme continues to outperform many of our regional peers. Increasing the supply of high-quality, affordable homes remains a key priority, helping more people across our region access a home they are proud to call their own.

Our commitment to building new homes is reflected in our gearing level of 58%. As we use borrowing to fund development, gearing remains higher than some peers by design, supporting our growth ambitions.

Investment in new and existing homes represented 6.19% of housing properties at cost, compared with our target of 8.07%. While lower than planned, this reflects delays in the delivery of some development schemes. During the year, a greater proportion of investment was directed towards existing homes, focusing on improving property quality, enhancing energy efficiency, and supporting our wider sustainability ambitions. These improvements will also help customers reduce their energy costs at a time when many households continue to face financial pressures.

Strategic report:

Value for money

Core financial performance

Our EBITDA MRI (interest cover) has improved significantly compared to the previous year end. This is largely due to the timing of capitalised investment and repairs around year end. While we continued to invest substantially in our homes, some planned improvement programmes were delivered later than anticipated. This resulted in £4.5 million of planned Decent Homes investment being deferred, primarily relating to kitchen and bathroom replacement works following the termination of a contractor agreement and subsequent procurement delays. In addition, around £1 million of planned energy efficiency investment was reprofiled due to delays in the allocation of external Warm Homes funding.

These works remain a priority, and we are progressing plans to deliver them as quickly as possible to ensure our customers continue to benefit from high-quality, safe and energy-efficient homes.

We've also included social housing lettings interest cover in our VFM metrics. It's a measure used by our credit rating agency as part of a portfolio of factors to assess our credit rating. As such it's also monitored closely by our Board. The increased borrowing costs have also contributed to this being slightly behind target however this position has improved compared to the prior year. The other main factor is the cost-of-service delivery as explored later in this section. We continue to look to optimise our funding portfolio to minimise interest costs, whilst managing the other risks associated with our level of borrowing and the fact that we are in the business of making long term investments.

The increased cost of borrowing has meant we closely manage the scale and pace of our development programme to continue with our growth ambition while maintaining the risk appetite set by the Board.

Overall operating margin has improved year-on-year but remains below our target. The operating margin within Social Housing has improved versus the prior year, although it too continues to be below target levels.

Despite continued cost pressures and higher-than-desired inbound repair volumes, we have delivered a strong year-on-year improvement in both operating surplus and operating margin. This reflects the early benefits of our transformation programme, which is helping us improve efficiency and strengthen operational performance.

We have successfully improved service levels, reduced the number of outstanding repairs, and managed the impact of sustained inflationary pressures, all while enhancing our overall operating performance. Although we did not fully achieve the targets set out in the budget, this was largely due to factors outside of core operating performance, including lower-than-anticipated capitalised interest. Overall, the underlying operational trajectory remains positive, demonstrating increasing resilience and the effectiveness of the actions we have taken.

The increase in costs has also driven social housing costs per unit up to £5,051, compared to £5,007 in 2024/25. While inflationary pressures have contributed (c3%), we have also made efficiencies in our operating model which offsets this increase. Our level of capital investment in homes has been maintained year on year, demonstrating our continued commitment to improving the quality and sustainability of our housing stock.

Other key performance measures include active lettable empty homes, income loss from lettable homes, and current customer arrears.

The first two indicators help us monitor how quickly we are re-letting vacant properties, enabling more customers to access our homes while minimising lost rental income. The arrears measure focuses on ensuring that monies owed to us are collected promptly, allowing us to reinvest those funds into frontline services and the maintenance and development of both existing and new homes.

We finished the year with 96 empty homes, significantly outperforming our target of 120. This represents an improvement on the previous year, demonstrating that performance continues to trend in the right direction, with consistent progress made throughout the year. Income lost through vacant, active lettable homes has also reduced, reflecting a positive improvement compared to last year. In addition, arrears performance exceeded expectations, ending the year at 2.0%, ahead of the target of 2.4%.

We finished the year with 96 empty homes, significantly outperforming our target of 120.

Strategic report:

Risk management

Effective strategic and operational risk management and strong governance remain integral to the delivery of our strategic priorities and the sustainable growth of our business. It also ensures that we deliver our operations in a socially responsible and resilient manner.

Our approach to risk management

Our risk management framework is an established methodology designed to support the timely identification, evaluation, management and reporting of significant external and internal risks facing the business. We can understand, communicate and respond to the impact of risks and opportunities in relation to our purpose, strategic objectives, finances, operations, customers, colleagues, partners, regulatory, legal and reputation. This is underpinned by a three lines of defence model for risk management and assurance.

The Board has overall responsibility for ensuring the group has appropriate systems for managing risk and agreeing the key risks facing our business. The Board reviews at least annually the amount of risk we are willing to take in pursuit of achieving our strategic priorities (our risk appetite) and ensures risks are managed in line with this.

The Board receives regular reporting on risk and assurance activity to consider and enhance their understanding of both internal and external, current and emerging risks.

Yorkshire Housing maintains the following in relation to risk appetite:

- 1 A **balanced** approach towards **financial** risk; operating within our Board approved financial framework “golden rules”, ensuring we do not take risks that threaten our financial viability. The same balanced approach, taking measured risk, is used for our **Regulatory** risk and **reputational** risks.
- 2 An **open** appetite, where if there is a reason to do so, we are prepared to take some additional risk in pursuit of innovation, new ways of working and using technology as a key enabler where this supports our **customer and people objectives**.
- 3 An **averse** appetite towards health and safety risks: we view the **safety** of our **customers and colleagues**, and compliance with landlord building safety responsibilities as non-negotiable.

Audit and Risk Committee

The Audit and Risk Committee is responsible for oversight of our risk management framework and provides assurance to the Board on the adequacy and effectiveness of the systems of internal control, risk management and governance. This includes monitoring of risks, review of internal control frameworks, specific projects and mitigation activity and receiving deep dives and reports on risks and assurance.

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The Board has overall responsibility for ensuring the group has appropriate systems for managing risk and agreeing the key risks facing our business.
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Strategic report:

Risk management

During the period the Audit and Risk Committee considered the following matters:

- Review of the Strategic Risks and associated control suite as part of continuous improvement
- Review of the Business Continuity Planning and Principle Accounting policies and determined on a range of internal and external assurances
- Completed a gap analysis of our principal risks against the RSH Sector Risk Profile 2025.

Other Standing matters included:

Annual reviews of;

- Financial Statements
- Compliance against the Regulator's Economic Standards
- Asset & Liability Register
- Internal controls assurance
- Data protection compliance
- Insurance arrangements
- Risk maturity self-assessment
- Committee effectiveness
- Approval of internal and external audit plans and performance.

And on a more frequent basis;

- Review of Transformation programme progress
- Review of fraud and whistleblowing
- Deep dive reviews of our Strategic Risks
- Review of Internal Audit reports and monitoring of progress of recommendations.

Overall responsibility for the delivery of strategy, operational performance, and risk management sits with the Executive Team. Our corporate activity considers risk management through implementation of our business plan, financial planning, stress testing, major programmes and projects, operational delivery and third-party management.

Risk is considered by teams in all activities and teams are responsible for risk responses, embedding of risk, operating controls and checking effectiveness of operation. We champion an open and transparent culture of risk awareness and escalation; supported by group wide risk, compliance, policy and health and safety training.

Internal Audits provide independent, objective assurance to management and the board over the effectiveness of first and second lines. Additional assurance is provided from external sources, such as external audit, technical specialists, and regulatory body reviews.

Our principal risks and uncertainties

Yorkshire Housing key strategic risks as of 31 March 2026 are outlined in the tables on the next page.

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Risk is considered by teams in all activities and teams are responsible for risk responses, embedding of risk, operating controls and checking effectiveness of operation.

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Strategic report:

Risk management



Change portfolio delivery

Risk description	Assurance given to the Board	Changes made in the last year
Risk of failure to deliver the transformation portfolio outcomes, caused by lack of funding, unskilled resources, unsuitable products or low business adoption could result in failure to deliver the business strategy and impact YH's financial performance.	- Portfolio Plan is in place to manage and record portfolio risks, decisions, controls and change control. - Specialist portfolio delivery team support business on project delivery. - Board involvement in commissioning, approving business cases and progress oversight. - External assurance is obtained at key stages.	- Robust governance remains in place to oversee change delivery with reporting feeding up to Board level. - External assurance via KPMG has validated robust control design. - Colleagues and Customer adoption is central to all projects, with significant focus on functionality and ease of use for customers.

Building safety

Risk description	Assurance given to the Board	Changes made in the last year
Risk of non-compliance with statutory legislation and standards, as a result of poor management of landlord building safety and compliance responsibilities or failure to follow processes, leading to breach of legislation, harm to customers and legal penalties.	- Regular reporting of safety programme monitoring and reconciliation. - Internal audits provide independent oversight of compliance. - Approved policies & procedures in line with legal/regulatory changes. - Qualified and skilled resources. - Technical, third-party advisory and assurance programme.	- Dedicated building safety policy introduced, new Damp, Mould and Condensation processes and reporting introduced to ensure compliance with Awaab's Law. - Investment in fire safety reporting, data and programmes delivering timely response to fire risk assessments.

Adverse economic climate

Risk description	Assurance given to the Board	Changes made in the last year
Risk of inability to meet our business plan caused by the external environment and/or the choices we make exposing us to an adverse economic situation leading to financial loss covenant breach and at worst insolvency.	- Treasury Strategy & thresholds. - Enhanced Tenancy Services. - Board agreed stress tests, sensitivity analysis and early warning triggers. - Detailed mitigations plan. - Risk based appraisals. - Internal audit carried out on Rents and Business Planning & Stress Testing processes. - Assurance and technical advisory. - Markets indicators analysis.	- Continuing to closely monitor the changing conditions. - Updated stress testing scenarios and mitigations to cover several potential scenarios which include a worsening of the current economic climate. - Revised hurdles and assumptions for use in development schemes were approved.

Strategic report:

Risk management



Policy environment

Risk description	Assurance given to the Board	Changes made in the last year
Risk of YH failing to influence external policy caused by a lack of knowledge and foresight on the direction of the external policy environment and poor relationships with stakeholders leading to lack of operational readiness, potential financial loss and inability for YH to deliver on its strategic objectives.	- Stress testing on how policy implications would impact the business and to inform the planning of appropriate mitigation actions. - Maintain strong relations with key lobbying organisations at senior level. - Yorkshire Housing is a member of the NHF's Together with Tenants framework. - Stress triggers are reported to and reviewed by the Board and recorded in Board papers and minutes.	Active engagement in a high volume of regulatory consultations and strong collaboration as a member of the West Yorkshire Housing Partnership continue to ensure YH customer views and needs are actively and constructively represented, to drive positive change.

Cyber security

Risk description	Assurance given to the Board	Changes made in the last year
Risk of System breach, caused by unauthorised or malicious actions, leading to system lockdown, data breach, financial impact, reputational damage and operational disruption.	- Information Technology Strategy and full policy suite. - Use of encryption and cloud services. - Mobile Device monitoring. - Multi-Factor Authentication. - Disaster recovery and Business Continuity plans and test cycle. - Training & awareness programmes. - Regular independent cyber security reviews.	- Key security metrics are measured and monitored. - Regular phishing exercises are run with colleagues and penetration testing and external audits used to identify opportunities for improvement. - Security measures and practices continue to evolve as technology advances.

Regulatory compliance

Risk description	Assurance given to the Board	Changes made in the last year
Risk of regulatory non-compliance caused by inadequate or inappropriate policies, processes, resource or oversight, leading to customer or colleague detriment, regulatory or legal action, and reputational damage.	- Regulatory self-assessments completed 6 monthly. - Assets & Liabilities register maintained. - Annual review of regulatory compliance reported to respective Committees and Board. - Embedded governance framework. - Value for Money strategy to Board.	- Recent regulatory inspection confirmed G1, C1, V2 ratings. - Regular self-assessments and independent audits monitor continued compliance to Regulatory Standards.

Strategic report:

Risk management



Culture and capability

Risk description	Assurance given to the Board	Changes made in the last year
Risk of strategic delivery failure, caused by misalignment between organisational culture, behavioural capabilities, and the business strategy, leading to reduced service quality, missed strategic outcomes, and adverse impacts on financial performance, compliance, and YH reputation.	• Key people performance metrics regularly reviewed. • Recruitment and onboarding processes aligned to YH strategy. • Performance management and development – ensuring regular and good quality reviews of performance, capabilities, behaviours and colleague development.	• Mind the Gap' change programme introduced focused on supporting colleagues through the capability, behavioural and cultural changes needed to progress the pre-emptive strategic objectives.

Growth plan delivery

Risk description	Assurance given to the Board	Changes made in the last year
Risk of the inability to deliver, sell and /or let the planned levels of new homes caused by macro economic & market conditions, land availability, funding constraints, third party dependencies, leading to an inability to achieve our growth strategy and external funding commitments.	• Dedicated development, land and strategic asset management teams. • Regular stress testing and capacity modelling is undertaken to help determine the scale and pace of delivery. • Development schemes are subject to option appraisal which utilises data on the cost to build and expected market value. • Growth & Investment Committee oversight of new and existing homes. • YH Residential Board oversight of development and sales related risks.	• We continue with our growth ambition while maintaining the risk appetite set by the Board. • We actively participate in funding bid opportunities to maximise our development capacity. • The increased cost of borrowing has meant we closely manage the scale and pace of our development programme.

Asset investment and maintenance

Risk description	Assurance given to the Board	Changes made in the last year
Risk of failure to invest and maintain our portfolio to decent homes standards caused by lack of funding, availability of supply chain and poor data leading to regulatory non-compliance, reputational damage, reduced customer satisfaction, long term sustainability goals and higher costs.	• Stock condition surveys. • Asset Management Strategy. • Smart tech and IOT Pilots. • Investment budgets. • Compliance servicing and testing programme i.e., gas and electrical safety. • Repairs Inspections. • Damp, Mould and Disrepair taskforce is in place. • Quarterly updates to Growth and Investment Committee, Homes and Places Committee and YH Residential.	• We have approved an active asset management strategy which uses data to inform investment and prioritisation. • We've launched 'property MOT's' which capture key property data and hazards from other visits such as fire door surveys, gas and electrical inspections and is used to enrich our knowledge of our homes further and inform our investment programmes. • Compliance with Awaab's Law was met ahead of schedule and we have a dedicated Damp, Mould and Condensation Team in place.

Strategic report:

Risk management



Health and safety

Risk description	Assurance given to the Board	Changes made in the last year
Risk of harm to a person or YH property, caused by hazardous conditions, failure to follow process, or failure to have effective health and safety management processes in place, leading to financial, legal, reputational damage and/or personal injury.	• Approved policies and procedures in line with legal/regulatory changes. • Qualified and skilled resources. • Mandatory training across relevant elements. • Data validation checking systems. • On site and thematic reviews. • Technical, third-party advisory and assurance programme.	• Improvements to the Safety Incident Reporting Form (SIRF) have improved visibility and root cause awareness. • A new Lone Worker (LW) solution and Respiratory Protective Equipment (RPE) has been rolled out to enhance personal safety and, colleagues have received appropriate training and devices based on their job role.

Data governance

Risk description	Assurance given to the Board	Changes made in the last year
Risk of inaccurate, incomplete, or non-compliant data being used for strategic and operational decisions, caused by inadequate data ownership, governance, and data protection controls, leading to negative customer experience, regulatory breaches, and financial penalties.	• Regular data reconciliation reporting. • Data testing as part of report and dashboard design process. • Data rights log in place. • ROPA log in place across the business. Reviewed annually. • Data sharing agreements in place for contractors. • Dedicated Data Protection Officer and Data Protection Lead in place.	• Data migration has formed a key strand of our Salesforce transformation programme. • A customer census was undertaken in the year to ensure we have accurate customer details, preferences and understanding of our customer's needs.

Counterparty

Risk description	Assurance given to the Board	Changes made in the last year
Risk of third-party supplier failure, caused by market and financial instability and/or poor contractor management, leading to poor quality, reduced health& safety, reputational damage, financial consequence to budgets, inability to deliver business plan and legal disputes.	• Maximum of 33% of development programme with one supplier. • Credit check at investment appraisal stage (with guarantee scheme in place). • New supplier process with credit checks. • Treasury policy includes minimum credit rating of banking partners. • Centralised procurement team ensure procurement rules are followed. • Finance team review of investment appraisals.	• Contractors continue to be monitored closely with a RAG status reported regularly and early warning triggers acted upon.

Strategic report:

Risk management



Customer experience

Risk description	Assurance given to the Board	Changes made in the last year
Risk of failing to deliver the required level of customer service, caused by ineffective systems and processes, inadequate colleague skills, or inappropriate culture, leading to customer detriment, regulatory action, increased complaints and reputational damage.	• Customer Experience and Homes and Places Strategy. • Comprehensive policy framework. • Customer experience embedded in teams' performance framework. • Dedicated insight function. • Monthly customer surveys. • Enhanced tenancy services. • Performance and feedback clinics. • Board and Committee oversight.	• Customer Experience performance continues to improve overall. • Customer satisfaction has increased and complaints volumes have reduced. • We have launched the customer portal to give customers alternatives ways to access our services and have introduced tailored customer newsletters relevant to their community.

Strategic report:

Internal control, environment and assurance

Overall responsibility for establishing and maintaining the system of internal control and risk management as well as for reviewing its effectiveness across Yorkshire Housing sits with the Yorkshire Housing Limited Board.

There is a continual process in place for identifying, evaluating, and managing the significant operational and strategic risks faced by Yorkshire Housing. These are internal or external environment risks that may threaten our business model, future performance, solvency and liquidity, delivery of services or regulatory and legislative compliance.

The Audit and Risk Committee monitors and reviews the effectiveness of the internal control system including carrying out an annual effectiveness review. Its findings are reported to the Board.

The system of internal control is designed to manage rather than eliminate risk to achieve business objectives as well as to prevent and/or detect fraud and to provide reasonable assurance against material misstatement or loss. The system provides assurance that assets are safeguarded, proper accounting records are maintained, and that financial and performance information is reliable.

Key features of Yorkshire Housing's internal controls, environment and assurance include the Risk Management Framework. This is an effective governance and management structure with clearly defined responsibilities, scrutiny, approval routes and delegations and a structured internal audit programme ensuring a holistic view can be provided which gives assurance that appropriate mitigations are in place.

The Board has approved Financial Regulations which provide a control framework and delegations over Yorkshire Housing's financial resources. These also support Yorkshire Housing in meeting its regulatory obligations under the Governance and Financial Viability standard as well as its legal obligations.

Financial plans are stress tested in relation to the key strategic risks in both the internal and external environment.

A Policy schedule is approved by Board which sets out the framework for policies to be developed, approved and reviewed regularly as well as the scrutiny and approval route.

Key features of Yorkshire Housing's control assurance framework include the key performance measures of the organisation which are regularly reported through the Governance structure.

Expert advice is obtained in areas such as financial planning to provide quality assurance.

Golden Rules are in place which set the parameters for financial performance and early warning indicators to flag if a financial risk needs to be escalated and if mitigation plans need to be enacted.

A programme of regular internal audits is agreed by the Audit and Risk Committee, to provide independent and objective review of the effectiveness of internal controls.

This programme includes input from senior management as well as Committee Members.

The Board has reviewed the effectiveness of the system of internal control, including the risk management, for the year to 31 March 2026, and up to the date of signing these financial statements, it has not identified any weaknesses sufficient to cause material misstatement or loss, which require disclosure in the financial statements.

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The Board has not identified any weaknesses sufficient to cause material misstatement or loss.

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Strategic report:

Internal control, environment and assurance

Key elements of the internal control framework include:

- A strong culture of integrity led from the board and senior leadership team through the organisation, supported by our code of conduct, formal recruitment, retention, performance management policies, ongoing colleague engagement and feedback processes as well as training and development.
- A robust overarching governance framework underpinned by adherence to our chosen Code of Governance, up to date rules, service level agreements, scheme of delegations and regular performance reporting and monitoring across all entities.
- Detailed financial regulations which cover authorisation levels, reconciliations, and segregation of duties.
- Proper and accurate accounting records are maintained and that financial information is reliable.
- Embedded Board policies and processes on succession, skills and capabilities, appraisals, remuneration, committee terms of references and annual reviews on governance and effectiveness.
- Clear organisational and management structures with roles and responsibility for risk management and control built into appropriate staff role profiles and specialist functions.
- An organisational wide policy and procedures framework covering all material areas, operational activity and regulatory and legislative requirements, subject to regular review and monitoring at Board and Committees.
- An annual programme of third-party independent assessment on the robustness and effectiveness of the internal controls across the organisation from internal and external auditors, technical advisors and strategic partners.
- A risk management framework reviewed annually that considers: the Regulator of Social Housing's Annual Sector Risk Profile, our strategic risks, sets out the board's risk appetite, limits and tolerances for ongoing monitoring and reporting across the relevant Boards, Committees and business management meetings.
- A comprehensive performance monitoring process across all areas of the business; including financial, business planning and stress testing supported by a detailed suite of performance indicators linked to strategy and plans, customer outcomes, service delivery, health and safety, asset compliance, loan, covenant compliance and liquidity.
- Ensuring assets, including social housing assets are safeguarded.



A comprehensive performance monitoring process across all areas of the business; including financial, business planning and stress testing.



Section:

Governance and compliance...



Governance and compliance:

Meet our Board

Yorkshire Housing has within its governance structure a parent Board, subsidiary Boards, committees and an Executive Directors' team. This governance structure enables scrutiny and decision-making at the most effective level which enhances our overall performance...



Ingrid Fife

 **Chair of the Board**

Ingrid has loads of experience as a board member and chairperson. She's got a strong commercial background and has been a non-executive on boards in the housing and health sectors. She was part of the board at Riverside Housing that oversaw the merger with One Housing Group until May 2024. Before this she was chair for Halton Housing and vice chair for Regenda Homes. She lived in Leeds during the nineties and some of her family are long term Leeds residents.

Ingrid's also a member of our Governance and People Committee.



Lisa Bradley

 **Member**

Lisa has over 30 years' experience in finance in the commercial and not-for-profit sectors. She was chief financial officer at Look Ahead Care, Support and Housing. She's also an associate of the Chartered Institute of Management Accountants. She's chair of the Audit and Risk Assurance Committee at Arches Housing.

Lisa is Chair of the Audit and Risk Committee.



Leann Hearne

 **Member**

Leann's background is in growing, developing and leading businesses. She started her career in engineering sales and went on to become managing director of an international manufacturing business in 2000. She was, until recently, chief executive of Livv Housing Group. and is currently Interim CEO, Switchee Ltd.

Supporting ambition, nurturing aspirations and creating opportunities are the focus of the work she does with businesses and communities. She's held a few non executive roles in the housing sector and is currently a board member at Notting Hill Genesis, where she's chair of the Regulatory Compliance Committee.

Leann's also vice chair and chair of our Homes and Places committee.

Governance and compliance:

Meet our Board



Jacqueline Esimaje-Heath



Member

Jacqui is an architecturally trained real estate director who's worked in the private and public sectors. She's currently a Growth Director at the charitable housing association L&Q. During her career she's been responsible for residential property development, housing and management consultancy, regeneration, private sector renewal and residential sales and marketing. She's an experienced non-exec director, with over 20 years 'experience in providing strategic leadership in the not-for-profit sector. She's also mentored people at both non-exec and operational levels.

Jacqui is also Chair of YH Residential Board and a member of the Growth and Investment Committee.



Ellie Hudson



Member

Ellie's had a successful career in financial services, cards and payments. And she's worked for lots of well-known names including Global Payments, GE Capital and Yorkshire Bank. She has run Yorkshire Air Museum, a registered charity and key heritage attraction in Yorkshire followed by CEO at St Nicks, an environmental charity based on a 24 acre nature reserve working to link green spaces, habitats and promote sustainability and strong mental health through nature connectedness. She was most recently Chief Executive at Wilberforce Trust in York, a charity supporting those with visual and hearing impairments to lead full and independent lives.

Ellie is Chair of our Governance and People committee and a member of our Audit and Risk committee



Ian Costigan



Member

Ian is Chief Airport and Asset Development Officer at Manchester Airport, part of the Manchester Airports Group (MAG), with accountability for operational planning, asset management, investment planning and delivery, asset maintenance and facilities management. Ian also leads the Manchester Airport Transformation programme, integrating infrastructure, technology and people transformation programmes. Previous to this, Ian has held the roles of Chief Operating Officer, Transformation Director and Group Asset Management Director at MAG. Before this, he worked for the UK's biggest listed water company, United Utilities, leading on major assets management and IT transformation programmes.

Ian is Chair of our Growth and Investment Committee and a member of YH Residential Board.



James Halliwell



Member

James has held senior technology leadership and digital transformation roles at some of the UK's largest retailers, including Tesco and M&S, as well as with leading technology consultancies. More recently, he has driven digital transformation in music education and publishing at ABRSM. Passionate about using technology to create meaningful, lasting impact, James now leads technology and digital transformation at Inspire Wellbeing, a mental health and disability charity. Alongside this, he provides strategic technology consulting across a range of sectors. James is a member of the Audit and Risk Committee.

Governance and compliance:

Meet our Board



Nicky Passmore

 **Member**

Nicky's expertise is in improving customer experience and transforming service operations. After working in consumer goods and financial services, she moved into higher education working as director at the universities of Southampton and Melbourne. Part of her role in higher education involved running a student housing portfolio for over 6,000 students, which ignited her interest in housing. More recently she was chief executive of a member-led charity in the UK.

Nicky is a member of our Governance and People Committee and Homes and Places Committee, and is also our Member Responsible for Complaints.



Sarah Atta-Nugent

 **Member**

Sarah has 19 years of experience in corporate affairs, specialising in property communications. She has led strategic stakeholder engagement for a major national grocery retailer, as well as for several prominent property developers.

Most recently, Sarah held a national role overseeing Diversity, Equity, and Inclusion (DE&I) for over 100,000 colleagues in the retail and manufacturing sector. In this capacity, she also guided the business in its commitment to serving the diverse needs of its customer and supplier base. Sarah has now transitioned into a DE&I-focused role with IHG Hotels & Resorts. Sarah applies a values driven, people centric approach to her role, with a prominent focus on the communities we're apart of.

Sarah is Chair of our Customer Insight Committee and a member of the Homes and Places Committee.



Sandy Murray

 **Member**

Sandy is a Fellow of the Chartered Institute of Management Accountants with almost 20 years' experience in the housing sector. She has a broad range of experience across multiple disciplines. Her current portfolio as Exec Director of Resources at ClwydAlyn includes Finance, Procurement, Governance, Information Technology and Business Transformation.

She has experience as a Charity Trustee in the adult social care sector and as a Non-Executive Director in Social Housing spanning 15 years. She was also a Board Member for The Riverside Group, supporting the organisation through the pandemic, economic challenges, two mergers and an In-depth Assessment (IDA) among other things. Sandy served as Chair on the Group Audit Committee and in her last year as Vice-Chair and Chair of the Governance & Remuneration Committee. Sandy also sits as a Trustee on the Riverside Foundation.

Raised in West Yorkshire with her early years in Bradford followed by 20 years in Leeds, she feels a strong affinity with the communities and the people of Yorkshire.

Sandy is a member of our Growth and Investment Committee and also member of the Yorkshire Finance Board.

Governance and compliance:

Our Exec Team



Nick Atkin

Chief Executive

When it comes to social housing, Nick's the bee's knees. And he's got a tip-top track record to prove it. He's a big believer in innovation and pushing the boundaries of what's possible. He uses the power of digital to drive change and he's also a disruptor in the 'future of work' debate. And when Nick talks, everyone listens. He's regularly included in the top 25 list of most influential people in housing. For him, leadership's about being authentic and keeping it real. Because credible leaders attract talented people who make things happen.

Sian Webster

Executive Director of Growth and Assets

Over the past 10 years, Sian has been at the forefront of our development, assets, and sustainability agenda. Previously the incumbent of Director of Assets and sustainability and now, as Executive Director of Growth and Assets, she'll lead our work to build more homes while making sure they're energy-efficient and fit for the future.



Sarah Evans

Executive Director Customer Experience

Sarah's all about our customers and our communities. She oversees the delivery of our business strategy and leads the way with our customer obsessed approach so our customers have a place they're proud to call home. For her, leadership is all about honesty, integrity and authenticity. Great leaders set a clear vision and direction, and help motivate and inspire others to achieve. This all starts with the demonstrating the right values and behaviours first. Creating an environment of trust, open communication and collaboration is absolutely critical for a team to flourish and succeed.

Rob Parkes

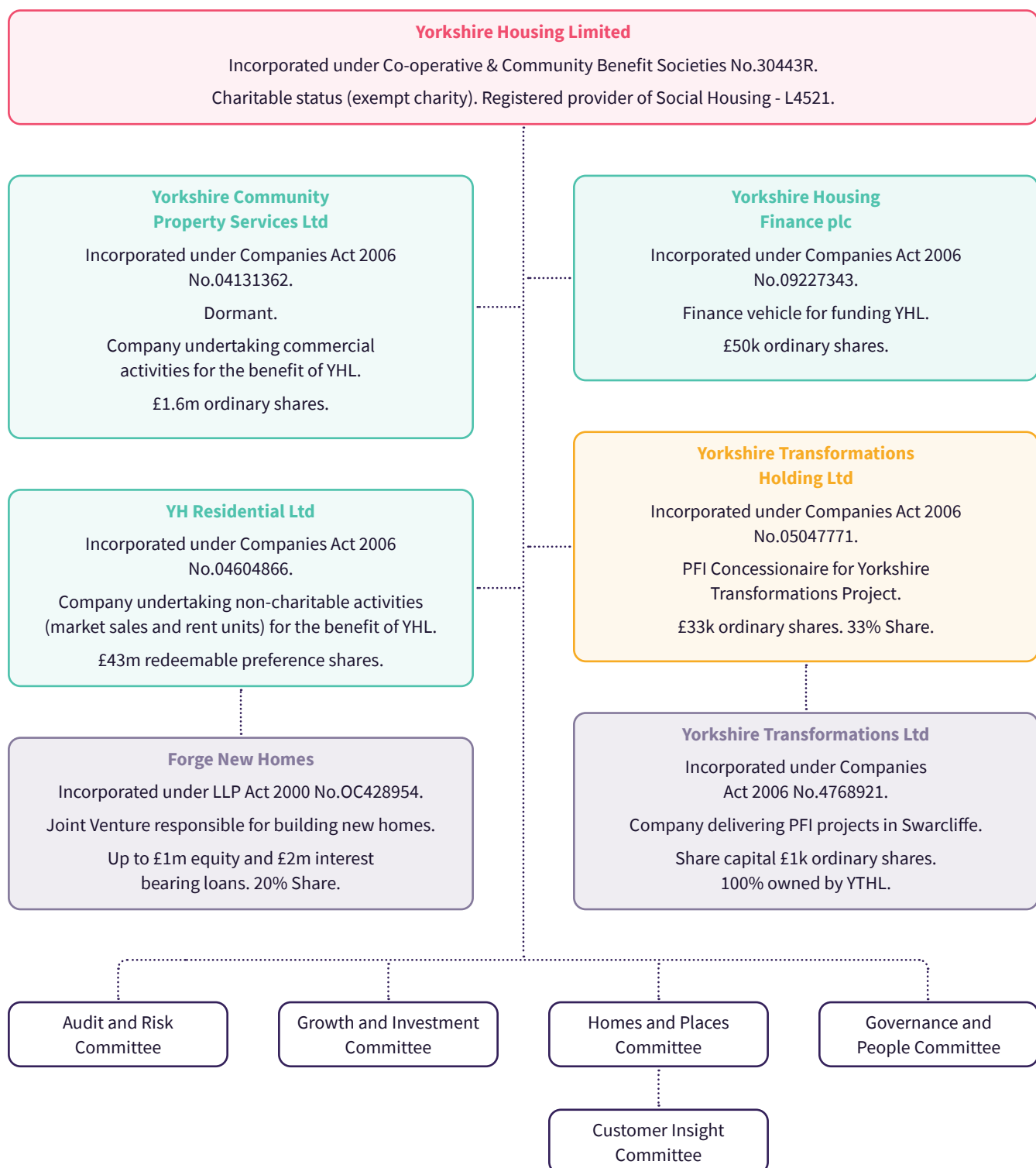
Executive Director Finance and Governance

Since joining us in 2015, Rob has played a key role in securing major funding to support our housing developments. As Executive Director of Finance and Governance, he'll make sure we remain financially strong while leading efforts to create places people are proud to call home.



Governance and compliance:

Legal and governance structure



○ Group Board
 ○ Subsidiary of Group Board (100% owned)
 ○ Group Share in holding company
 ○ Subsidiary of subsidiary / Holding Company
 ○ Board Committee

Governance and compliance:

Report of the Board

Governance

The Board of Yorkshire Housing Limited, as the parent entity, holds ultimate responsibility for the governance, performance and long-term success of the Yorkshire Housing Group. This includes its wholly owned subsidiary companies (YH Residential Limited, Yorkshire Community Property Services and Yorkshire Housing Finance plc) and its shared interest in two other legal entities. The Board's central role is to set strategic direction and policies, to establish and oversee robust systems of control and risk management, ensuring that Yorkshire Housing achieves its aims and objectives.

Board composition

The current Board Members, Executive Directors and any changes during the year are set out on pages 32-35. In accordance with Yorkshire Housing Limited's rules, Board Members are appointed by the Board at the Meeting to Appoint Board Members.

As at 31 March 2026 there were ten Board members and membership of the Board comprised of 80% women, 20% members from the Black and minority ethnic communities and 10% declared themselves disabled.

Delegation

The Board delegates responsibility for the day-to-day management and leadership of the organisation to the Chief Executive, supported by the Executive Team. The Board has also established five Committees to oversee specific areas of the Group's work, with clearly defined scope and responsibilities set out in their terms of reference. Delegation from the Board may allow for decisions to be made or request that a committee consider and provide assurance to support the Board on decision making.

Yorkshire Housing Limited's Board / Committees and their respective responsibilities are depicted on [p36](#).

NHF Code of Governance

The National Housing Federation ("NHF") 2020 Code of Governance was adopted by the Board in January 2021 as a formal framework to underpin its governance arrangements.

Compliance with this code ensures Yorkshire Housing will:

- Adhere to all relevant laws.
- Ensure that its constitutional documents are, and remain, fit for purpose.
- Be accountable to residents and relevant stakeholders.
- Safeguard taxpayers' interests and the reputation of the housing sector.
- Have an effective risk management and internal controls assurance framework.

Yorkshire Housing was fully compliant with the 2020 NHF Code of Governance for the 2025-26 financial year.

Board and Committee effectiveness

The Board carried out an annual appraisal of its performance, alongside a robust appraisal of individual Board and Committee Members during the year. This included a skills-based self-assessment to ensure the Board and its Committees continue to maintain the appropriate balance of experience and capability.

Effectiveness reviews of the Board and all Committees were undertaken in the period, supported by a formal governance review to assess the strength of arrangements and identify opportunities for further improvement, with recommendations agreed and in the process of being fully implemented.

Each Board and Committee Member is appointed for a fixed term of office of up to three years, with the potential for reappointment for up to two further terms.

Compliance with the Governance and Financial Viability Standard

In preparing this report, the Board has followed the principles set out in Section 4 of the Housing SORP 2018 'Statement of Recommended Practice for Social Housing Providers' and 'The Accounting Direction for Private Registered Providers of Social Housing 2022 published by the Regulator of Social Housing (RSH).

The Board has undertaken an assessment of its compliance with the RSH's Governance & Financial Viability Standard through a self-assessment process which includes internal and external assurance measures. The Board certifies that it is compliant with the Standard.

During the reporting period, Yorkshire Housing was subject to an inspection by the Regulator of Social Housing (RSH) and received a regulatory judgement of G1, V2, C1. The G1 rating is the highest rating for Governance which has been retained since 2021. The judgement confirms that our approach is meeting the rigorous standards set by the RSH.

G1 V2 C1

Regulatory Rating

(2025: G1, V2)

Governance and compliance:

Report of the Board

Our people

Our colleagues are central to YH's ability to provide high-quality services to its customers. Our working culture is based on our values: Create Trust, Be Curious, Make it Happen, Achieve Impact and Have Fun.

We have continued to evolve how we work, with our Hub, Home and Roam flexible working model enabling colleagues to make the right choices for customers while providing greater flexibility. We've also continued to invest in the wellbeing of our people, recognising that engaged and supported colleagues deliver better services and outcomes for our customers.

We are committed to creating a positive colleague experience and actively seek feedback in a number of ways. Our senior leaders meet regularly with our colleague forum 'Colleague Voice' to discuss key issues, hear feedback and respond to matters raised.

The organisation has conducted an annual colleague survey each year since 2009, supported by regular pulse surveys and focus groups to understand colleagues' experiences and identify areas for improvement. The Board reviews the outcomes and key themes from this feedback. In the reporting period, our colleague engagement score was 80%.

Health and safety

The Board is aware of its health and safety responsibilities and takes the health and safety of its customers, colleagues and other people seriously. The Board has approved a Health & Safety Policy that sets out how the group provides and maintains appropriate working conditions, equipment and systems of work for all colleagues. It recognises the group's responsibilities and those of colleagues to co-operate by always working safely and adhering to the procedures set down.

YH provides role tailored education and training for all colleagues on health and safety matters.

The changes to the building and fire safety regulatory system and on-going requirement to maintain stock to the Decent Homes standard, means that there is a greater focus on safety and improvement now and in the future.

Fire Safety (England) Regulations 2022 place new requirements for buildings over 11 metres in height. These include quarterly inspection of communal fire doors and annual inspection of the front doors of individual flats. Key risk areas have been identified, and action plans are in place to ensure compliance and best practice.

Key health and safety activities carried out in the year include:

- Established a new Health & Safety Team structure, strengthening capability and support across the organisation.
- Overhauled the Display Screen Equipment (DSE) process, introducing a new procedure, supplier and streamlined user experience, with more sustainable equipment options and improved delivery times.
- Implemented a new lone working solution, replacing legacy devices and introducing updated training, guidance and support arrangements for colleagues.
- Successfully introduced a Respiratory Protective Equipment (RPE) programme, including equipment selection, face-fit testing, training and awareness activities across multiple business areas.
- Developed the strategic Health & Safety framework and delivery plan, establishing clear priorities and objectives for the next 12 months.

- Introduced a structured audit programme, introducing proactive scheduling and increased oversight of Homes, Schemes, Kitchens & Bathrooms, and other investment projects.
- Expanded Health & Safety training provision, including the rollout of general health and safety awareness training and role-specific learning programmes.
- Increased engagement and visibility of Health & Safety, creating opportunities for colleagues to better understand the team's role, purpose and contribution to the organisation.
- Reintroduced the Homes Health & Safety Forum, improving collaboration, governance and operational oversight.
- Enhanced Health & Safety performance reporting, including the introduction of the Total Recordable Incident Rate (TRIR) metric to support benchmarking against industry standards.

Managers are responsible for the health and safety of their teams and for providing a safe environment for customers and the public. There is a strong focus on training our colleagues, including health and safety plans for all roles and mandatory e-learning modules for all staff to complete.

Health and Safety Performance is reviewed within a monthly Health and Safety Forum, by the Executive team and a full update provided to Board at each committee.

Governance and compliance:

Report of the Board

Equality, diversity and inclusion

Yorkshire Housing is committed to being an organisation where everyone can thrive and bring their authentic selves to work. Difference is valued, colleagues are encouraged to 'Call Out' inappropriate behaviour, and there are multiple ways to report concerns. We take a zero-tolerance approach to discriminatory behaviour.

Our recruitment practices are regularly reviewed and improved so that we attract and recruit diverse talent who share our core values and display our customer-obsessed behaviours. In our latest colleague survey, 89% of colleagues felt Yorkshire Housing was committed to diversity and inclusion, a marginal increase from the previous year.

Our Diversity and Inclusion Strategy was refreshed in 2024, providing a framework for how we will continue to create an organisation where everyone can thrive, difference is valued and inclusion is embedded in everything we do. To support this, we are focusing on five main workstreams:

1 Customer obsession – colleagues are empowered to deliver personalised, inclusive and customer-obsessed services. This includes taking a values-first approach, building colleagues' knowledge and awareness, ensuring everyone understands their personal responsibility to support inclusion, and encouraging colleagues to #becurious about different cultures and communities.

2 Culture – inclusion is integrated into every aspect of what we do. Our ways of working, policies and practices proactively address the diverse needs of both our customers and colleagues.

3 Engagement – we actively listen and act to remove barriers to diversity and inclusion, and to combat the stigma associated with social housing and access to services. We involve customers and colleagues in developing solutions and partner with organisations to tackle inequalities and discrimination.

4 Data and Insights – we have a relentless drive to improve our colleague and customer data insights. We hold ourselves accountable for action on inclusion and communicate our progress to customers and colleagues.

5 Talent – we attract, retain and develop diverse talent at every level, ensuring colleagues can be their authentic selves. We will also support and recruit more customers into roles within Yorkshire Housing.

We have partnered with external organisations to improve our knowledge and share best practice, including the Housing Diversity Network, Inclusive Employers and Business Disability Forum.

Our seven Colleague Networks continue to mature and increase their impact across the business. The networks provide a safe space for colleagues to talk, connect, feel listened to and be heard.

They actively influence and inform the business, promote inclusion and raise awareness of issues impacting colleagues. They also provide education, allyship and support for under-represented groups across both our colleague and customer populations. The networks lead our celebrations of key dates that are important to our diverse workforce, such as Pride and Eid, and provide input into customer initiatives as part of our engagement with different communities.

To help colleagues build awareness and understanding, we continue to share resources and initiatives such as podcasts and personal blogs that bring lived experiences to life.

Our newest colleague network, Inspired, supports women across YH and has already hosted sessions on mental wellbeing and career stories.

YH also works with other housing associations to share best practice and collaborate on events, including #Becurious sessions during National Inclusion Week, where we partnered with six other housing associations.

“
Colleagues are empowered to deliver personalised, inclusive and customer obsessed services.”

Governance and compliance:

Report of the Board

Gender Pay Gap Act 2010 & Ethnicity Pay Gap reporting

Yorkshire Housing has produced a Gender Pay Gap Report, which can be accessed via Yorkshire Housing's [website](#). This year, we reported a negative pay gap of -9.07%, with continued strong representation of women in senior roles. Yorkshire Housing's gender make-up on 1 April 2025 was 46% female, with women making up 50% of our Leadership Team and 80% of our Board.

To promote equality and equity for under-represented groups, Yorkshire Housing has also voluntarily published its ethnicity pay gap position since 2022/23. These reports can be accessed via Yorkshire Housing's [website](#). In 2025, YH's ethnicity pay gap increased slightly from 4.53% to 5.61%. In addition, 20% of Board members are ethnically diverse.

However, we know we have more to do to fulfil our ambition of creating a workforce, at all levels and across all business areas, that reflects our customers and communities.

We are working hard to reduce the colleague and customer data gap and to ensure that equality impact is always considered when new policies, procedures and processes are introduced. We are aiming to increase the diversity of our Leadership Team and find new ways to support people from under-represented groups to thrive and bring their best selves to our talent assessment processes. This includes aiming to recruit more women into trades roles and more customers into roles across the organisation, increasing diversity of thought and benefiting from lived experiences and insights.

We will continue to build strong partnerships to support the development of employability skills in targeted geographic locations and strengthen community engagement through allyship.

A diverse workforce and inclusive culture will support the organisation in delivering its strategic aims, especially in providing a customer-obsessed experience.

A Diversity and Inclusion training programme has been designed and rolled out organisation-wide to support our ongoing efforts. This includes leadership training and training for colleagues to support customers with additional needs. EDI principles are a golden thread in our management development training, supporting managers to #becurious and helping colleagues to #beyourself.

Modern Slavery Act 2015

Yorkshire Housing has produced a Slavery and Human Trafficking Statement which can be accessed via Yorkshire Housing's [website](#).

“A diverse workforce and inclusive culture will support the organisation in delivering its strategic aims”



Governance and compliance:

Report of the Board

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

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

Co-operative and Community Benefit Society legislation requires the board to prepare financial statements for each financial year. Under that law the board have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws), including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under the Co-operative and Community Benefit Society legislation the board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and surplus or deficit of the association and group for that period.

In preparing these financial statements, the board are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and the Statement of Recommended Practice (SORP) Accounting by Registered Housing Providers 2018 have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the group and association and enable it to ensure that 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).

It is also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Statement of compliance

A key element of the (Regulator for Social Housing) Governance and Financial Viability Standard is the requirement to comply with all relevant laws. Consequently, the board has taken reasonable steps to seek necessary assurance and confirms that the group has complied with all relevant laws.

The board confirms that the group complies with the requirements of the Regulator for Social Housing's Governance and Financial Viability Standard.

Donations

During the year, the group made charitable donations amounting to £25,925.58 (2025: £28,639).

Statement of disclosure to auditors

So far as each member of the board is aware, there is no relevant audit information of which the group's auditors are unaware and each member has taken all the steps that he/she ought to have taken as a member in order to make him/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.



On behalf of the Board

Rob Parkes
Company Secretary

Yorkshire Housing Limited
Co-operative and Community
Benefit Societies Act 2014
(registered number 30443R)

Section:

Independent auditor's report...



Independent auditor's report to the: Members of Yorkshire Housing Limited

Opinion

We have audited the financial statements of Yorkshire Housing Limited (the Association) and its subsidiaries (the Group) for the year ended 31 March 2026 which comprise the Group and Association Statements of Comprehensive Income, the Group and Association Statements of Changes in Reserves, the Group and Association Statements of Financial Position, the Group Cash Flow Statement 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 Group's or the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The 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.

Independent auditor's report to the: Members of Yorkshire Housing Limited

Matters on which we are required to report by exception

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

- the Association has not maintained a satisfactory system of control over transactions; or
- the Association has not kept proper 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.

Responsibilities of the Board

As explained more fully in the Statement of the Responsibilities of the Board for the Report and Financial Statements set out from page 41, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Group's and the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Group or the Association or to cease operations, or has 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

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

- We obtained an understanding of 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 Board 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 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.

Independent auditor's report to the: Members of Yorkshire Housing Limited

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

- 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 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 members of the Association 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 members as a body for our audit work, for this report, or for the opinions we have formed.

“

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.

”

Menzies LLP

Menzies LLP

Statutory Auditor
One Express
1 George Leigh Street
Manchester
M4 5DL

Section:

Financial statements...



Financial statements 2025-26:

Consolidated financial statements

Group statement of comprehensive income

	Note	2026 £'000	2025 £'000
Turnover	3	173,002	165,431
Cost of sales	3	(31,336)	(30,971)
Operating costs	3	(111,057)	(106,118)
Other income	3	439	192
Gain on disposal of fixed assets	6	3,641	5,258
Operating surplus		34,689	33,792
Interest receivable and dividends	7	725	815
Interest and financing costs	8	(28,490)	(24,017)
Share of surplus of joint ventures	18	228	356
Surplus before taxation (on ordinary activities)		7,152	10,946
Taxation on surplus	11	-	-
Deferred tax	11	(970)	(534)
Surplus for the financial year after taxation		6,182	10,412
Other comprehensive income:			
Actuarial gain (loss) on defined benefit pension scheme	31	335	745
Share of joint venture movement in fair value of financial instruments	18	(50)	266
Movement in fair value of hedged financial instruments	36	(619)	(1,056)
Taxation relating to OCI Items		486	-
Total comprehensive income for the year		6,334	10,367

The consolidated results relate wholly to continuing activities. The accompanying notes form part of these financial statements. The financial statements were authorised and approved by the Board on 9th September 2026.



Ingrid Fife
Board Member



Sandy Murray
Board Member



Rob Parkes
Company Secretary

Date of approval: 9th September 2026

Financial statements 2025-26:

Consolidated financial statements

Association statement of comprehensive income

	Note	2026 £'000	2025 £'000
Turnover	3	152,693	148,688
Cost of sales	3	(16,241)	(18,663)
Operating costs	3	(109,132)	(103,907)
Other income	3	1,869	205
Gain on disposal of fixed assets	6	3,858	5,289
Operating surplus		33,047	31,612
Interest receivable and dividends	7	611	727
Interest and financing costs	8	(28,343)	(23,395)
Surplus before taxation (on ordinary activities)		5,315	8,944
Deferred tax	11	-	-
Surplus for the financial year after taxation		5,315	8,944
Other comprehensive income:			
Actuarial gain/(loss) on defined benefit pension scheme	31	335	745
Movement in fair value of hedged financial instruments	36	(619)	(1,056)
Total comprehensive income for the year		5,031	8,633

The consolidated results relate wholly to continuing activities. The accompanying notes form part of these financial statements. The financial statements were authorised and approved by the Board on 9th September 2026.



Ingrid Fife
Board Member



Sandy Murray
Board Member



Rob Parkes
Company Secretary

Date of approval: 9th September 2026

Financial statements 2025-26:

Consolidated financial statements

Group statement of changes in reserves

	Income and expenditure reserve £'000	Restricted reserve £'000	Revaluation reserve £'000	Cashflow Hedge reserve £'000	Capital Redemption Reserve £'000	Total Reserve £'000
Balance at 1 April 2024	213,713	16	14,416	3,261	-	231,406
Surplus for the year	10,412	-	-	-	-	10,412
Actuarial gain on defined benefit pensions scheme	745	-	-	-	-	745
Other comprehensive income	-	-	-	-	-	-
Transfer on asset sale	-	-	(35)	-	-	(35)
Transfer of the effective depreciation from revaluation reserve	222	-	(222)	-	-	-
Movement in fair value of hedged financial instruments	-	-	-	(1,056)	-	(1,056)
Movement in fair value of joint venture hedged financial instruments	266	-	-	-	-	266
Movement in joint venture reserves	(136)	-	-	-	-	(136)
Balance at 31 March 2025	225,221	16	14,159	2,205	-	241,601
Surplus for the year	6,182	-	-	-	-	6,182
Other comprehensive income - Taxation	486	-	-	-	-	486
Actuarial gain on defined benefit pensions scheme	335	-	-	-	-	335
Transfer on asset sale	-	-	(91)	-	-	(91)
Transfer of the effective depreciation from revaluation reserve	178	-	(178)	-	-	-
Movement in fair value of hedged financial instruments	-	-	-	(619)	-	(619)
Movement in fair value of joint venture hedged financial instruments	(50)	-	-	-	-	(50)
Movement in Joint ventures reserves	-	-	-	-	-	-
Redemption of preference shares in YH Residential	(7,000)	-	-	-	7,000	-
Balance at 31 March 2026	225,352	16	13,890	1,586	7,000	247,844

The accompanying notes form part of these financial statements.

A transfer has been made between the Revaluation Reserve and Income and Expenditure Reserve to reflect the accumulated depreciation charge to date on the revalued asset value over and above the historic cost for revalued housing assets. The value of the transfer at 31st March 2025 reflects the depreciation since acquisition to that date of housing assets acquired during historic mergers as described in note 13 Tangible Fixed Assets – Housing Properties. A further transfer is reported to 31 March 2026 reflecting the current year transactions.

Financial statements 2025-26:

Consolidated financial statements

Association statement of changes in reserves

	Income and expenditure reserve £'000	Restricted reserve £'000	Revaluation reserve £'000	Cashflow Hedge reserve £'000	Capital Redemption Reserve £'000	Total Reserve £'000
Balance at 1 April 2024	205,751	16	14,416	3,261	-	223,444
Surplus for the year	8,944	-	-	-	-	8,944
Actuarial gain on defined benefit pensions scheme	745	-	-	-	-	745
Other comprehensive income	-	-	-	-	-	-
Transfer on asset sale	-	-	(35)	-	-	(35)
Transfer of the effective depreciation from revaluation reserve	222	-	(222)	-	-	-
Movement in fair value of hedged financial instruments	-	-	-	(1,056)	-	(1,056)
Balance at 31 March 2025	215,662	16	14,159	2,205	-	232,042
Surplus for the year	5,315	-	-	-	-	5,315
Other comprehensive income	-	-	-	-	-	-
Actuarial gain on defined benefit pensions scheme	335	-	-	-	-	335
Transfer of the effective depreciation from revaluation reserve	178	-	(178)	-	-	-
Transfer on asset sale	-	-	(91)	-	-	(91)
Movement in fair value of hedged financial instruments	-	-	-	(619)	-	(619)
Balance at 31 March 2026	221,490	16	13,890	1,586	-	236,982

The accompanying notes form part of these financial statements.

A transfer has been made between the Revaluation Reserve and Income and Expenditure Reserve to reflect the accumulated depreciation charge to date on the revalued asset value over and above the historic cost for revalued housing assets. The value of the transfer at 31st March 2025 reflects the depreciation since acquisition to that date of housing assets acquired during historic mergers as described in note 13 Tangible Fixed Assets – Housing Properties. A further transfer is reported to 31 March 2026 reflecting the current year transactions.

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Consolidated financial statements

Group and association statements of financial position at 31 March 2026

		Group		Association	
	Note	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Fixed assets					
Intangible fixed assets	12	21,731	17,847	21,731	17,847
Tangible fixed assets - housing properties	13	1,254,831	1,208,262	1,255,164	1,208,595
Other tangible fixed assets	14	7,552	3,803	7,552	3,803
Investment properties	15	37,584	37,686	3,979	4,053
Investments	18	176	-	44,629	51,453
Interest in joint ventures	18	1,664	1,485	-	-
Homebuy loans receivable	19	966	988	966	988
Derivative financial asset	36	1,586	2,205	1,586	2,205
		1,326,090	1,272,276	1,335,607	1,288,944
Current assets					
Properties held for sale	16	30,611	45,241	19,767	22,458
Trade and other debtors	17	16,597	21,627	16,038	19,926
Cash and cash equivalents	18	25,440	17,184	13,722	12,401
		72,648	84,052	49,527	54,784
Creditors: amounts falling due within one year	20	(54,550)	(73,484)	51,721	(69,918)
Net current assets / (liabilities)		18,098	10,568	(2,194)	(15,133) ¹
Total assets less current liabilities		1,344,188	1,282,844	1,333,413	1,273,810
Creditors: amounts falling due after more than one year	21	(1,091,115)	(1,034,826)	(1,093,483)	(1,037,149)
Provisions for liabilities and charges					
Deferred tax provision	27	(2,281)	(1,797)	-	-
Pension liability	31	(2,948)	(4,620)	(2,948)	(4,620)
Total net assets		247,844	241,601	236,982	232,041
Capital and reserves					
Income and expenditure reserve		225,352	225,221	221,490	215,662
Revaluation reserve		13,890	14,159	13,890	14,159
Restricted reserve		16	16	16	16
Non-equity share capital	25	-	-	-	-
Cashflow hedge reserve	36	1,586	2,205	1,586	2,205
Capital redemption reserve		7,000	-	-	-
Total reserves		247,844	241,601	236,982	232,041

¹Note that the net current liability position at the year-end for the association is not a going concern issue, there is sufficiently liquidity to meet the needs of our creditors.

The accompanying notes form part of these financial statements. The financial statements were approved by the Board on 9th September 2026.


Ingrid Fife

Board Member


Sandy Murray

Board Member


Rob Parkes

Company Secretary

Date of approval: 9th September 2026

Financial statements 2025-26:

Consolidated financial statements

Group cash flow statement

	2026 £'000	2025 £'000
Net cash generated from operating activities (note 26)	64,354	58,938
Cash flow from investing activities		
Purchase of fixed assets - intangibles	(5,711)	(6,140)
Purchase of housing properties	(74,152)	(85,954)
Purchase of other fixed assets	(4,755)	(2,579)
Purchase of investment properties	(170)	(322)
Proceeds from sale of fixed assets and investment properties	11,721	12,557
Grants received	9,772	9,273
Interest received	549	741
Interest and dividends from joint venture	-	74
	(62,746)	(72,350)
Cash flow from financing activities		
Interest paid	(32,314)	(29,553)
Bank loan drawn down	86,016	82,063
Repayments of borrowings	(47,054)	(31,771)
	6,648	20,740
Net change in cash and cash equivalents	8,256	7,327
Cash and cash equivalents at beginning of the year	17,184	9,857
Cash and cash equivalents at end of the year	25,440	17,184
Cash and cash equivalents		
Cash deposits	5,176	6,181
Cash at bank	20,264	11,003
Cash and cash equivalents as at 31 March	25,440	17,184

The accompanying notes form part of these financial statements.

Notes to the financial statements

1. Legal status

Wales under the Cooperative and Community Benefit Societies Act 2014 (registered number 30443R). The Company is a registered social housing provider (Homes England registration L4521). The registered office is The Place, 2 Central Place, Leeds LS10 1FB

The companies, Yorkshire Housing Limited and its subsidiaries, are referred to as 'the group'. Within the group there are three limited companies, a public limited company and two joint ventures. None of the subsidiaries are registered social housing providers. The principal activity of the group is the provision of social housing and housing management.

YH Residential Limited is a company limited by shares, registered with Companies House under the Companies Act 2006 (registered number 04604866). The principal activity of the company is the provision of market rented properties and property management. The registered address is the same as parent company.

Yorkshire Community Property Services Limited is registered with Companies House under the Companies Act 2006 (registered number 04131362). The Company is a non-trading company. The registered address is the same as parent company.

Yorkshire Housing Finance plc is registered with Companies House under the Companies Act 2006 (registered number 09227343) and has listed debt on the London Stock Exchange. The principal activity of the company is to provide long term funding to the group. The registered address is the same as parent company.

Yorkshire Housing Limited owns a 33% share of Yorkshire Transformations Holdings Limited ("YTHL"). YTHL owns 100% of its subsidiary Yorkshire Transformations Limited ("YTL") which manages the maintenance and refurbishment of homes on the Swarcliffe estate for Leeds City Council under a private finance initiative ("PFI").

YH Residential Limited owns a 20% share of Forge New Homes LLP ("FNH LLP") which provides housing in the Sheffield city region.

Principal accounting policies

Basis of accounting

The consolidated financial statements of the Group and Association are prepared in accordance and are fully compliant with UK Generally Accepted Accounting Practice including Financial Reporting Standard 102 (FRS102) and the Housing Statement of Recommended Practice 2018 (SORP 2018) and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. The Public Benefit Entity sections of FRS102 have been applied. The financial statements are presented in sterling (£), which is also the functional currency.

Disclosure exemptions

The association has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by the FRS 102:

- The requirements of Section 7 to present a statement of cash flows and related notes.
- The requirement to present financial instrument disclosures.

The following accounting policies have been applied consistently in dealing with items which are considered to be material in relation to the financial statements of the group and all constituent subsidiaries.

Going concern

The business plan has been prepared and presented to the YH Group Board. It reflects the Group's strategic ambitions and incorporates multi-variant stress testing to assess the Group's ability to continue operating and remain compliant with its loan covenants during periods of economic downturn or other adverse events. The updated business plan, covering the period to September 2027, forms the basis of the Group's going concern assessment.

Extensive multi-variant stress testing has been undertaken to model the potential impact of a worsening economic environment, including changes in government policy that could restrict funding available to the social housing sector. Whilst such scenarios would reduce the level of growth assumed within the business strategy, the modelling demonstrates the Group's ability to continue operating through severe but plausible adverse conditions.

The stress testing considers a range of risks, including delays to sales activity, inflationary pressures, increased borrowing costs, higher levels of bad debts, restrictions on rental income growth and reductions in government grant funding. The mitigating actions available to the Group include reducing expenditure on development activity and other discretionary investment.

Notes to the financial statements

Going concern

Whilst these actions would constrain YHL's growth ambitions, they would enable the Group to maintain financial resilience and continue trading.

The Group has identified its key business risks and established mitigating actions that can be implemented where required. The business plan provides a viable framework for the Group and YHR to continue delivering the YH Strategic Goals over the next 30 years. The results of the stress testing demonstrate that the Group can successfully mitigate all modelled multi-variant scenarios, continue operating through adverse conditions and remain compliant with all lender covenant requirements.

The implementation of mitigating actions may impact YHL's ability to achieve all strategic objectives within the planned timescales; however, this would not give rise to a going concern risk for either the Group or YHL. In more severe scenarios, the level of mitigation required could necessitate significant changes to the Group's operating model. The Board has approved a clear hierarchy of mitigation measures to support an effective response should such circumstances arise.

The Group has sufficient liquidity, through cash reserves and undrawn committed facilities, to meet its obligations for a period of at least 36 months from the balance sheet date. The Group is therefore well positioned to continue meeting its debt servicing obligations and complying with all covenant requirements.

On this basis, the Board has a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months from the date of approval of these financial statements. Accordingly, management considers it appropriate to adopt the going concern basis of accounting in the preparation of the financial statements for the year ended 31 March 2026.

Basis of consolidation

The group consolidated financial statements include the results of Yorkshire Housing Limited's subsidiary companies Y H Residential Limited, Yorkshire Community Property Services Limited and Yorkshire Housing Finance plc, plus a 33% share of Yorkshire Transformations Holdings Limited and a 20% share of Forge New Homes LLP both of which are joint ventures.

Details of the subsidiary undertakings are included in note 18 to the financial statements. All intragroup transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Investments in subsidiaries are accounted for at cost less impairment in the relevant company's financial statements.

Accounting judgements and estimates

Estimates and judgements are continually evaluated and are based on historical experience, advice from qualified experts where required or appropriate and other factors.

Significant management judgements

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

a) Classification and identification of investment properties

The group has reviewed the classification of properties owned and where properties do not meet the criteria for social benefit these have been identified, classed as investment properties, and valued at fair value. The group has determined that properties are for social benefit unless they are market rented, market sale, or commercial properties including garages, which are investment properties.

The group has classified all properties as either held for social benefit or for investment purposes. Where properties do not meet the required criteria, these are classed as investment properties and are held at fair value; social benefit properties are held at amortised cost. Valued properties totalled £37.6m at 31 March 2026.

b) Capitalisation of costs attributable to intangible assets

The Group capitalises software assets created whether they are purchased or internally generated where the costs are directly attributable and necessary to create, produce and prepare the asset to be capable of operating in the manner intended by management. Judgements involved in this concern the allocation of people costs for individuals involved in these projects. Where there are capitalisable and non-capitalisable elements to these costs, a time sheet system has been used to allocate them.

c) Judgements involved in making an assessment of impairment

As part of the group's continuous review of the sustainability of its properties, homes or schemes are assessed for impairment indicators. Long term voids, stock disposals, non-housing properties, properties held for sale including shared ownership properties and work in progress are all reviewed for signs of impairment. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to the recoverable amount and any impairment losses are charged to the statement of comprehensive income.

Notes to the financial statements

c) Judgements involved in making an assessment of impairment (continued)

For the impairment review the following considerations have been made:

- Considered the extent to which a change in the current rent has materially impacted on the net income.
- Where there is a change in demand for properties that is considered to be irreversible i.e. increase in voids, exceeding budgeted levels which is not anticipated to change unless additional expenditure.
- Where there has been a material reduction in the value of properties where assets are intended or expected to be sold.
- If there is obsolescence of properties or part of a property – i.e. regeneration of properties where they demolish and rebuild.

Other assets including intangible ones are also reviewed for impairment if there is an indication that impairment may have occurred.

Assessment of Joint Venture for consolidation

Management have considered the requirements under FRS 102 for the accounting treatment of joint ventures. Where joint ventures are making losses, and these losses are in excess of the investment value, the entity must stop recognising the investment once it has been reduced to zero. YTL has increased its net assets position in 2026, following an improvement in operating result and cashflow hedge. It has therefore been consolidated on an equity basis within the group financial position. YTL generated a surplus of £805k, YHLs share of this being £265k. The net asset share of £679k no longer exceeds the investment of £729k (2025: £553k) due to the conversion of £176k of interest owed to Yorkshire Housing Ltd to become part of the principal investment.

For loans to joint ventures the Group has reviewed future projections for joint ventures to assess the likely recoverability of loans at the balance sheet date, this has required managements judgement regarding the recoverability of these loans.

In respect of Forge New Homes, YH Residential Limited holds a total nominal investment of £1m. This has been reduced to reflect the share of net assets of £0.98m (as at 31 March 2026) required by FRS102. FNH net assets were marginally less than investment cost, having exceeded them for the first time in 2025, and has generated a loss of £434k. YHR's share of this is £87k.

Classification of loans

The group has a number of bank loans and a bond, all of which have been classified as basic financial instruments under the definition given in section 11 of FRS 102 (except as noted below). The assessment of certain loans and interest rate fixes as basic financial instruments requires judgement. Certain loans have two-way break clauses which are applicable where the loan is repaid early and could result in a break cost or a break gain. Management have considered the terms of its loan agreements and concluded that they do meet the definition of a basic financial instrument and therefore are held at amortised cost.

The exception is the loan linked ISDA entered into in conjunction with the refinancing exercise Yorkshire Housing Ltd undertook in 2023. We started the year with two swaps (all Santander) with an aggregate notional value of £27.5m to hedge floating rate exposure. During 2025/26 we entered into two further swaps on existing facilities with NatWest of £35m and £21m ending the year with a total swap value of £83.5m. The swaps are not documented with a Credit Support Annex (CSA), which avoids the need to post any form of collateral in the future. The swaps are classified as non-basic financial instruments and measured at fair value with any changes in valuation taken through other comprehensive income and the cash flow hedge reserve.

Estimation uncertainty

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

a) Useful lives of depreciable assets

Useful economic lives are reviewed by Management at each reporting date based on the expected lives of the assets. Accumulated depreciation totalled £264m at 31 March 2026. The carrying amount of housing properties was £1,255m at the year ended 31 March 2026.

b) Capitalisation of development costs

The group capitalises development expenditure (allocating development costs to individual components upon completion) in accordance with the new build housing property accounting policy, this requires judgement on the period of time that interest can be capitalised against the build, deciding the point at which the build is complete with any future costs being written off and the value of staff time and overheads to be capitalised as part of the development. Development costs of £1,373k and interest of £3,463k were capitalised in the year ended 31 March 2026.

Notes to the financial statements

c) Intangible assets

The group also capitalises software assets created. The Group capitalises software assets created whether purchased or internally generated where the costs are directly attributable and necessary to create, produce and prepare the asset to be capable of operating in the manner intended by management. There is some judgement involved in this and in particular how people costs are allocated for individuals involved in more than one aspect of projects. People costs are allocated based on the nature of the role performed. Where there are capitalisable and non-capitalisable elements, a time sheet system has been used to allocate costs. Amortisation is charged in the first month following the implementation of any software.

d) Fair value measurement

Management uses valuation techniques to determine the fair value of assets which include commercial properties, investment properties and fixed asset investments. This involves developing estimates and assumptions consistent with how market participants would price the asset. Management base the assumptions on observable data as far as possible but this is not always available. In that case, management uses the latest information available. The annual valuation for investment properties is carried out by independent professional advisors, qualified by the Royal Institution of Chartered Surveyors to undertake valuations, using a market value short term tenancy basis of valuation.

The increase in fair value in the year was £439k. (2025: £117k)

e) Pension costs

Estimates of the defined benefit obligation is determined using a number of actuarial valuations using underlying assumptions. These include discount rates, rates of inflation, future salaries and mortality rates. Variations in these assumptions may significantly impact the liability and the annual defined benefit expenses.

An obligation of £2.9m was recognised at 31 March 2026. Key areas of estimation uncertainty are the discount rate applied in the calculations, the inflation rate used, and the average life expectancy.

Segmental reporting

Due to the Group having listed debt on the London Stock Exchange, it must apply International Reporting Standard 8 – Operating Segments (IFRS 8). Segmental reporting is reporting in the Group and Association's financial statements in respect of the Group's business segments, which are the primary basis of segmental reporting. The business segmental reporting reflects the Group's management and internal reporting structure.

Segmental results include items directly attributable to the segment as well as those that can be allocated on a reasonable basis.

Segmental reporting is presented in note 2 to the financial statements. As the Group has no activities outside of the UK, segmental reporting is not required by geographical region. The chief operating decision makers (CODM) have been identified as the Executive Management Team and the Board. The CODM review the Group's internal reporting to assess performance and allocate resources.

Management has determined the operating segments as housing services, development sales, asset sales and other. Housing services represents housing for social purposes and non-social housing lettings. Development sales includes 1st tranche, open market sales and sales & marketing costs.

Other includes all other central costs incurred for example ICT, finance and corporate services. The Group do not provide a measure of total assets and liabilities to the chief operating decision maker, therefore have not been disclosed as part of the operating segment analysis.

Turnover and revenue recognition

The main source of revenue is rental and service charge income from lettings. Revenue is also generated from the sale of properties on the open market or through shared ownership. Other services included in turnover are contractual fees received in respect of private finance initiatives (PFIs), income from other support services, help to buy initiatives, home improvement agency fees, amortised government grants, sale of properties built or acquired for disposal, and other non-lettings income.

Revenue is recorded in respect of actual activity undertaken within each category. Where income is received for a specific activity which is to be delivered in the following financial year, that income is deferred. Where activity has been delivered but the income has not been received in the financial year that income is included in turnover.

Rental income is recognised from the point when properties under development reach practical completion and are tenanted. Income from first tranche sales and sales of properties built for sale is recognised at the point when contracts are completed. Rental and service charge income is recognised on a straight-line basis, in accordance with the terms of the tenancy agreement, on an accrual basis. Revenue grants are recognised when the conditions for receipt of agreed grant funding have been met. Revenue arising from the sale of property is recognised on legal completion.

Financial statements 2025-26:

Notes to the financial statements

Turnover and revenue recognition (continued)

Revenue from contracts for support services is recognised in line with the contractual terms when the services are rendered. Revenue from shared ownership sales is recognised on the legal completion of the first tranche disposal.

If there is no requirement to recycle or repay the Government grant on disposal of the asset, any unamortised grant remaining within creditors is released and recognised as turnover in the statement of comprehensive income. Third party contract revenue is recognised when the joint works are complete in line with the contract stipulations. The rechargeable repairs, lifecycle works and related income from the PFI is treated on the basis YH is a principal in the transaction.

Non-Exchange transactions

Yorkshire Housing may enter into sales where the transaction is on a non-exchange rather than cash payment. Transactions are accounted for at market value with income recognised only when performance obligations have been met and a liability equivalent to the asset being recognised until that point. This could occur, for example, where land has been supplied with an obligation to provide a completed house at a future point. The treatment followed is in line with FRS102 and specifically the Public Benefit Entity section 34, 'Specialised Activities'.

Supported housing

Income and expenditure on housing accommodation is allocated on the basis of the number of units for each type of accommodation, except for staffing and running costs for which the level of expenditure is directly attributable.

Fixed assets and depreciation

a) New build

Housing properties in the course of construction are held at cost and are not depreciated. They are transferred to completed properties when ready for letting or sale. The group's policy is to capitalise the costs associated with acquiring land and building, indirect costs directly attributable to the new build, interest costs and development expenditure including direct development staff cost.

b) Housing properties

Housing properties are stated at cost less accumulated depreciation. Properties acquired through merger, where they were previously stated at existing use value – Social Housing are stated at deemed cost on transfer to Yorkshire Housing Limited. The valuation at the merger date has been adopted as the deemed cost of acquisition of the properties. No depreciation is charged on land or for properties in the course of construction. Where a housing property comprises two or more major components with substantially different useful economic lives ("UEL's"), each component is

accounted for separately and depreciated over its individual UEL. Expenditure relating to subsequent replacement of components is capitalised as incurred.

Existing schemes at the time of adoption had component values allocated based on a matrix produced by Savills. This was created to be used nationally by all housing associations. New schemes built by Yorkshire Housing since adoption have costs allocated using a local matrix produced by a third party which is reviewed and revised every five years based on construction costs. Depreciation is charged by component from the date of acquisition until the date of disposal on a straight-line basis over the UEL of the component. When components are replaced, the remaining net book value is expensed as depreciation, and the asset is disposed.

Useful economic lives for identified components are as follows:

Housing properties	Years
Appliances upgrades	5
Communal area floor coverings	7
Security surveillance including CCTV	10
Fire protection systems	10
Furniture upgrades	10
Heating	13
TV aerials and communication equipment	15
Air source heat pump	15
Kitchen	20
Door entry systems	20
Warden call systems	20
Lifts	25
Solar panels	25
Bathroom	25
Windows and doors	25
Roof	50
Structure	75
Blinds	5
Flood doors	30
Infrared heating	30
Insulation	25
Septic tanks	30
Water treatment plants	15
Fire compartmentation	25
Freehold land is not depreciated	

Notes to the financial statements

c) Other tangible fixed assets

Other tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation is charged by component from the date of acquisition until the date of disposal on a straight-line basis over the UEL of the component. No depreciation is charged on land. Leased office premises are depreciated over the term of the lease.

Useful economic lives for other fixed assets are as follows:

Other fixed assets	Years
Motor vehicles – residual value £2k	5
Computer equipment	3
Computer software	5
Computer data room	10
Fixtures and fittings	10
Freehold office and shops	60

d) Impairment

Properties held for their social benefit are not held solely for the cash inflows they generate and are held for their service potential.

Annually, housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to its recoverable amount. Where the carrying amount of an asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount, this is likely to be the value in use of the asset based on its service potential. The resulting impairment loss is recognised in the statement of comprehensive income under operating cost (note 3). Where an asset is currently deemed not be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

An impairment loss is reversed if the reasons for the impairment loss have ceased to apply and is included in surplus or deficit in the statement of comprehensive income.

During the year, impairments have been taken on the Minster Way and Hutton Bank shared ownership schemes amounting to £379k. The impairment review considered costs incurred to date, estimated costs to complete, and anticipated selling prices, benchmarked against market sales values and Savills UK housing market forecasts.

e) Capitalisation of interest

Interest is capitalised on borrowings to finance the development of qualifying assets to the extent that it accrues in respect of the period of development it represents.

f) Capitalisation of development costs

Costs directly attributable to bringing the asset to its working condition up to the date of completion are capitalised. Development labour and travel costs are allocated on the basis of property additions in the financial year including properties held in stock and work in progress but excluding capitalised major repairs. Development costs not capitalised are shown as other expenditure in note 3.

g) Capitalisation of maintenance costs

Any expenditure on an existing property that meets one of the following circumstances is capitalised into one of the housing property components:

- Replacement or restoration of a component of the property that has been previously treated separately for depreciation purposes and has been depreciated over its individual useful economic life.
- The economic benefits of the property have been enhanced in excess of the previously assessed standard of performance.

Any expenditure on an existing property that does not replace a component or result in an enhancement of the economic benefits of that property is charged to the Statement of Comprehensive Income.

In cases where component assets within a property structure which are being replaced cannot be separately identified then the approach adopted is to capitalise the cost of the new component asset and derecognise an equivalent depreciated cost following depreciated replacement cost principles. This is calculated as the cost of the replacement item adjusted for depreciation based on the standard component life. This follows the treatment outlined in FRS102.

Notes to the financial statements

Intangible assets

Intangible fixed assets are stated at cost less accumulated amortisation. The Group capitalises software assets created whether purchased or internally generated where the costs are directly attributable and necessary to create, produce and prepare the asset to be capable of operating in the manner intended by management. Development costs that are directly attributable to the design and testing of identifiable and unique software products controlled by the group are recognised as intangible assets when the criteria as follows is met:

- it is technically feasible to complete the software so that it will be available for use;
- management intends to complete the software and use it;
- there is an ability to use the software;
- it can be demonstrated how the software will generate probable future economic benefits;
- adequate technical, financial and other resources to complete the development and to use the software are available; and the expenditure attributable to the software during its development can be reliably measured;
- Amortisation is charged over the useful economic life of the software, which is assumed to be no greater than 10 years;
- Amortisation is commenced in the first month following the implementation of any software.

Government grants

Government grants include grants receivable from the Homes England (previously the Homes and Communities Agency), local authorities, and other government organisations.

Government grants received for housing properties are recognised in income over the UEL of the housing property structure and where applicable its individual components (excluding land) under the accruals model, in the case of new build this will be when the properties are completed.

Grants relating to revenue are recognised in income and expenditure over the same period as the expenditure to which they relate, once reasonable assurance has been gained that the entity will comply with the conditions and that the funds will be received.

Grants due from government organisations or received in advance are included as current assets or liabilities.

Government grants received for housing properties are subordinated to the repayment of loans by agreement with Homes England. Government grants released on sale of a property may be repayable but are normally available to be recycled and are credited to a recycled capital grant fund and included in the statement of financial position in creditors.

If there is no requirement to recycle or repay the grant on disposal of the asset, any unamortised grant remaining within creditors is released and recognised as turnover in the statement of comprehensive income.

Investment properties

Investment properties consist of commercial properties and other properties not held for social benefit or for use in the business. Investment properties are measured at cost on initial recognition and subsequently at fair value as at the year end. Properties let at a commercial rent are carried at fair value. The valuation is carried out by an independent professional advisor qualified by the Royal Institution of Chartered Surveyors to undertake valuations. The basis of valuation is market value subject to tenancy. The properties are held as investment properties and are not subject to depreciation but re-valued annually. Any gains or losses are recognised in the statement of comprehensive income.

Properties held for sale

Shared ownership first tranche sales, and property under construction and completed properties for outright sale are valued at the lower of cost and net realisable value. Cost comprises materials, direct labour, direct development overheads and borrowing costs. Net realisable value is based on estimated sales prices after allowing for all further costs of completion and disposal. All properties are held within current assets, under properties held for sale and stock.

Sale of tangible fixed assets

The surplus or deficit recognised on disposal of property assets that are deemed to be in the normal course of business will be included in operating activities and shown within operating surplus. These will include planned individual property sales, right to buy, right to acquire and stock rationalisation. Where disposals are non-routine and outside the remit of normal business these will be treated as non-operating, and any surplus/deficit will be disclosed below the operating surplus line.

Investments

Investments in group companies are held at cost adjusted to reflect YH's share of profits or losses, less impairment.

Current assets investments

Current asset investments are available at short notice. They include monies held on deposit which are readily available or withdrawn without penalty.

Notes to the financial statements

Debtors and creditors

Short term debtors and creditors are measured at transaction values. Debtors are shown less any impairment. Where deferral of payment terms has been agreed below market rate, and where material, the balance is shown at the present value, discounted at a market rate.

Homebuy

Homebuy loans are treated as concessionary loans and are recognised at the amount paid to the purchaser.

No interest is accrued, and any impairment loss is recognised in the statement of comprehensive income. The associated Homebuy grant is recognised as deferred loan until the loan is redeemed.

Leasing

When entering into a lease which requires taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a “finance lease”. The asset is recorded on the statement of financial position as a tangible fixed asset and is depreciated over its estimated useful life or the term of the lease, whichever is shorter. Future instalments under such leases, net of finance charges, are included within creditors.

Rentals payable are apportioned between the finance element, which is charged to the statement of comprehensive income, and the capital element which reduces the outstanding obligation for future instalments. All other leases are classified as operating leases.

The rentals paid under an operating lease which is defined as any lease which is not a finance lease, are charged to the statement of comprehensive income on a straight-line basis over the term of the lease. There are no finance leases as at 31st March 2026.

Operating lease income is recognised in turnover on a receivable basis over the lease term. This includes rental income from the Group/Association's portfolio of social and non-social housing properties and income from the sublet of office properties, including investment properties.

Joint venture

The Group's interest in joint ventures are jointly controlled entities and the investment is accounted for using the equity method under FRS 102. The joint ventures are carried within the Group's financial statements at the Group's share of its net assets/liabilities and the Group recognises its share of the profits for the period.

One of the joint ventures has a different accounting period to the Group. However, Management deems that unless the difference is material then the year end results and position for the joint venture as at 31 December will be used in the consolidation and/or investment value.

FRS 102 states that where a joint venture is making losses that are in excess of the investment value, the entity must stop recognising the investment once it has been reduced to zero. Where the joint venture subsequently reports profits, the entity resumes recognising its share when its portion of profits equals the share of losses not recognised.

Restricted reserve

Yorkshire Housing Limited maintains a restricted reserve for specific amounts donated to a hardship fund.

Revaluation reserve

The difference on transition between the organisation assets that have been revalued and the historical cost carrying value is credited or debited to the revaluation reserve. The reserve is only applicable to housing assets held at deemed cost.

Agency managed schemes

In addition to its own directly managed schemes, Yorkshire Housing Limited owns a number of schemes that are run by outside agencies.

Where Yorkshire Housing Limited carries the financial risk, all of the scheme's income and expenditure is included in the Statement of Comprehensive Income. Where the agency carries the financial risk, only the turnover and costs which relate solely to Yorkshire Housing Limited is included. Other turnover and costs of schemes in this category are excluded from the statement of comprehensive income.

Deferred taxation

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

A deferred tax asset is recognised as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable surpluses against which to recover carried forward tax losses and from which the future reversal of underlying timing differences can be deducted.

Notes to the financial statements

Deferred taxation (continued)

Deferred tax relating to investment property that is measured at fair value is measured using the tax rates and allowances that apply to the sale of the asset, except for investment property that has a limited useful life and is held in a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse based on tax rates and laws that have been enacted or substantively enacted by the statement of financial position date. Deferred tax is measured on an undiscounted basis.

Current taxation

The tax currently payable is based on taxable surplus for the year. Taxable surplus differs from net surplus as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The current liability is calculated using tax rates that have been enacted or substantively enacted by the reporting date.

Value Added Tax

The group charges value added tax (VAT) on some of its income and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent that it is suffered by the group and not recovered from HM Revenue and Customs. The balance of VAT payable or recoverable at the year-end is included as a current liability or asset.

Financial instruments

Financial instruments other than the interest rate swap hedge meet the criteria of a basic financial instrument as defined in section 11 FRS102. Financial instruments are held in the statement of financial position at gross proceeds less the cost of raising the funds which are amortised over the life of the loan and are accounted for in accordance with FRS102.

The financial instruments are initially recorded at amortised cost, adjusted for transaction costs. Subsequent measurement is as follows:

Financial liabilities

- Bonds and loans are classified as “financial liabilities” under FRS102 and are held at amortised cost using the effective interest rate method to allocate costs of issue, including the discount on issue.
- Accrued interest payable on the Bond is also classified as “other financial liabilities” and held at amortised cost.

Financial assets

- Financial assets such as cash, current asset investments and receivables are classified as “loans and receivables” under FRS 102 and are held at amortised cost using the effective interest rate method to allocate cost of issue, including the discount on issue.
- Accrued interest receivable on loans advanced to Yorkshire Housing Limited is classified as “loans receivables” and held at amortised cost as debtors due within one year.

Loan finance issue costs are written off evenly over the expected minimum life of the associated loan. Loans are stated in the statement of financial position at the gross amount less the unamortised portion of the associated issue costs.

Non-basic financial instruments are recognised at fair value using a third-party valuation with any gains or losses being reported in the income statements. At each year end, the instruments are revalued to fair value, with the movements posted to other comprehensive income (unless hedge accounting is applied). Further information is provided in Note 36.

Service charge sinking funds and service costs

Unutilised contributions to service charge sinking funds and over-recovery of service costs which are repayable to tenants or leaseholders or are intended to be reflected in reductions to future service charge contributions are recognised as a liability in the statement of financial position.

The amount included in liabilities in respect of service charge sinking funds includes interest credited to the fund. Where there has been an under-recovery of leaseholders’ or tenants’ variable service charges and recovery of the outstanding balance is virtually certain, the balance is recognised in the statement of financial position as a trade receivable. Debit and credit balances on individual schemes are not aggregated as there is no right of set-off.

Notes to the financial statements

Pension costs

The company has applied defined benefit accounting from 2018 onwards. The scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates.

The current service cost and costs from settlements and curtailments are charged against operating surplus. Past service costs are recognised in the current reporting period within the income and expenditure account. Interest is calculated on the net defined benefit liability.

Remeasurements are recognised as actuarial gains/losses reported in other comprehensive income.

As at 31 March 2026, the net defined benefit pension liability was £2.9m. Refer to Note 31 for more details.

Investment in Preference Shares

The investment in preference shares comprises of the preference shares issued by YH Residential Limited, a wholly owned subsidiary of Yorkshire Housing Limited. The investment is held as a fixed asset in the parent accounts and is a basic financial instrument and is measured at cost less impairment. It is held as a creditor due in less than one year in YH Residential Limited.

When the shares are redeemed the policy adopted is to disclose the nominal value of the shares redeemed as an increase to the capital redemption reserve and a decrease in the income and expenditure reserve in order to reflect the reduction in distributable reserves as required by the Companies Act.

Gift Aid Policy

Yorkshire Housing Limited receives gift aid from its subsidiary undertaking, YH Residential Limited. This gift aid is received in the year following the year end in which it relates to and therefore Yorkshire Housing only recognise this income once YH Residential has created an obligation to pay it. This obligation is created at the point of payment.

£2.9m

Net defined benefit pension liability

(2025: £4.6m)

Financial statements 2025-26:

Notes to the financial statements

2. Group segmental reporting 2026

	2026				
	Housing services £'000	Development sales £'000	Asset sales £'000	Other £'000	Total £'000
Income from housing lettings	127,997	-	-	-	127,997
Development sales	-	35,049	-	-	35,049
Third party contracts	-	-	-	8,523	8,523
Home Improvement Agencies	-	-	-	-	-
Other income	-	-	-	1,433	1,433
Turnover	127,997	35,049	-	9,956	173,002
Other income	-	-	11,794		11,794
Service charge costs	(8,035)	-	-	-	(8,035)
Bad debts	(1,334)	-	-	-	(1,334)
Management	(36,773)	(1,965)	-	-	(38,738)
Routine maintenance	(23,128)	-	-	-	(23,128)
Planned maintenance	(7,038)	-	-	-	(7,038)
Major repairs expenditure	(22,981)	-	-	-	(22,981)
Major repairs expenditure (capitalised)	20,381	-	-	-	20,381
Depreciation of housing properties	(24,470)	-	-	-	(24,470)
Revaluation of investment properties / joint venture	-	-	-	439	439
Property leasing costs and agency fees	(58)	-	-	-	(58)
Third party contracts operating expenditure	-	-	-	(5,636)	(5,636)
Home Improvement Agencies operating expenditure	-	-	-	(3)	(3)
Costs of development sales	-	(31,336)	-	-	(31,336)
Cost of housing fixed asset sales	-	-	(8,153)	-	(8,153)
Other Expenses	(19)	-	-	-	(19)
Operating costs	(103,455)	(33,301)	(8,153)	(5,200)	(150,109)
Operating surplus	24,542	1,748	3,641	4,756	34,687
Interest payable	-	-	-	(28,490)	(28,490)
Interest receivable	-	-	-	725	725
Share of surplus of joint ventures	-	-	-	228	228
Total operating surplus (per SOCI)	24,542	1,748	3,641	(22,781)	7,150

Financial statements 2025-26:

Notes to the financial statements

2. Group segmental reporting 2025

	2025				
	Housing services £'000	Development sales £'000	Asset sales £'000	Other £'000	Total £'000
Income from housing lettings	120,941	-	-	-	120,941
Development sales	-	36,635	-	-	36,635
Third party contracts	-	-	-	6,964	6,964
Home Improvement Agencies	-	-	-	(47)	(47)
Other income	-	-	-	937	937
Turnover	120,941	36,635	-	7,854	165,431
Other income	-	-	12,695	-	12,695
Service charge costs	(8,667)	-	-	-	(8,667)
Bad debts	(845)	-	-	-	(845)
Management	(33,108)	(2,125)	-	-	(35,233)
Routine maintenance	(23,818)	-	-	-	(23,818)
Planned maintenance	(8,080)	-	-	-	(8,080)
Major repairs expenditure	(22,639)	-	-	-	(22,639)
Major repairs expenditure (capitalised)	19,968	-	-	-	19,968
Depreciation of housing properties	(22,143)	-	-	-	(22,143)
Revaluation of investment properties / joint venture	-	-	-	192	192
Property leasing costs and agency fees	(105)	-	-	-	(105)
Third party contracts operating expenditure	-	-	-	(4,542)	(4,542)
Home Improvement Agencies operating expenditure	-	-	-	(14)	(14)
Costs of development sales	-	(30,972)	-	-	(30,972)
Cost of housing fixed asset sales	-	-	(7,437)	-	(7,437)
Operating costs	(99,435)	(33,097)	(7,437)	(4,365)	(144,334)
Operating surplus	21,506	3,538	5,258	3,489	33,792
Interest payable	-	-	-	(24,017)	(24,017)
Interest receivable	-	-	-	815	815
Share of surplus of joint ventures	-	-	-	356	356
Total operating surplus (per SOCI)	21,506	3,538	5,258	(19,357)	10,946

Financial statements 2025-26:

Notes to the financial statements

3. Group particulars of turnover, operating costs and operating surplus

	2026			
	Turnover £'000	Cost of sales £'000	Operating expenditure £'000	Operating surplus £'000
Group turnover and costs				
Social housing lettings	124,426	-	(101,598)	22,828
Other social housing activities				
First tranche shared ownership sales	17,920	(16,019)	-	1,901
Other activities	1,433	(222)	(1,528)	(317)
	19,353	(16,241)	(1,528)	1,584
Non-social housing activities				
Non-social lettings	3,571	-	(1,675)	1,896
Open market sales	17,129	(15,095)	(617)	1,417
Help to Buy initiatives	-	-	-	-
Third party contracts	8,523	-	(5,636)	2,887
Home Improvement Agencies	-	-	(3)	(3)
	29,223	(15,095)	(7,931)	6,197
Total	173,002	(31,336)	(111,057)	30,609

3. Group particulars of turnover, operating costs and operating surplus

	2025			
	Turnover £'000	Cost of sales £'000	Operating expenditure £'000	Operating surplus £'000
Group turnover and costs				
Social housing lettings	117,769	-	(97,100)	20,669
Other social housing activities				
First tranche shared ownership sales	22,635	(18,663)	-	3,971
Other activities	937	-	(1,787)	(850)
	23,572	(18,663)	(1,787)	3,121
Non-social housing activities				
Non-social lettings	3,173	-	(1,997)	1,176
Open market sales	14,001	(12,307)	(677)	1,017
Help to Buy initiatives	-	-	(1)	(1)
Third party contracts	6,964	-	(4,542)	2,422
Home Improvement Agencies	(47)	-	(14)	(61)
	24,091	(12,307)	(7,232)	4,552
Total	165,431	(30,971)	(106,118)	28,342

Financial statements 2025-26:

Notes to the financial statements

3. Particulars of turnover, operating costs and operating surplus (continued)

Association turnover and costs		2026		
	Turnover £'000	Cost of sales £'000	Operating expenditure £'000	Surplus £'000
Turnover and costs				
Social housing lettings	124,424	-	(101,519)	22,905
Other social housing activities				
First tranche shared ownership sales	17,920	(16,019)	(378)	1,523
Other activities	1,776	(222)	(1,585)	(31)
	19,696	(16,241)	(1,963)	1,492
Non-social housing activities				
Non-social lettings	49	-	(10)	39
Open market sales	-	-	-	-
Help to Buy initiatives	-	-	-	-
Third party contracts	8,523	-	(5,636)	2,887
Home Improvement Agencies	-	-	(3)	(3)
	8,572	-	(5,649)	2,923
Total	152,692	(16,241)	(109,131)	27,320

Association turnover and costs		2025		
	Turnover £'000	Cost of sales £'000	Operating expenditure £'000	Surplus £'000
Turnover and costs				
Social housing lettings	117,768	-	(97,025)	20,742
Other social housing activities				
First tranche shared ownership sales	22,635	(18,663)	(472)	3,500
Other activities	1,323	-	(1,852)	(529)
	23,958	(18,663)	(2,324)	2,971
Non-social housing activities				
Non-social lettings	45	-	(2)	43
Third party contracts	6,964	-	(4,542)	2,422
Home Improvement Agencies	(47)	-	(14)	(61)
	6,962	-	(4,558)	2,404
Total	148,688	(18,663)	(103,907)	26,118

Financial statements 2025-26:

Notes to the financial statements

3. Particulars of turnover, operating costs and operating surplus (continued)

Group operating activities	2026					2025
	General needs housing £'000	Housing for older people £'000	Supported housing and care homes £'000	Shared ownership £'000	Total £'000	Total £'000
Turnover and costs from social housing lettings						
Turnover from lettings						
Rent receivable net of identifiable service charges	98,202	4,110	2,182	7,037	111,531	105,293
Supporting people income	146	456	52	1	655	503
Service charge income	3,603	2,050	927	1,042	7,622	7,286
Amortised government grants	3,926	298	(5)	399	4,618	4,686
Turnover from lettings	105,877	6,914	3,156	8,479	124,426	117,769
Cost of lettings						
Management	(31,561)	(1,561)	(1,453)	(1,215)	(35,790)	(31,684)
Service charge costs	(5,184)	(1,544)	(671)	(375)	(7,774)	(8,262)
Routine maintenance	(21,534)	(752)	(261)	(107)	(22,654)	(23,395)
Planned maintenance	(6,522)	(182)	(219)	(33)	(6,956)	(8,004)
Major repairs expenditure	(2,299)	(135)	(77)	(89)	(2,600)	(2,675)
Bad debts	(1,257)	(33)	(27)	(4)	(1,321)	(832)
Property leasing costs and agency fees	(31)	-	(5)	-	(36)	(105)
Depreciation of housing properties	(21,502)	(1,062)	(290)	(1,615)	(24,469)	(22,143)
Impairment of intangible assets	-	-	-	-	-	-
Operating cost of lettings	(89,890)	(5,269)	(3,003)	(3,438)	(101,600)	(97,100)
Operating surplus/ (deficit) on lettings	15,987	1,645	153	5,041	22,826	20,669
Rent losses from voids	751	174	79	(16)	988	1,122

Financial statements 2025-26:

Notes to the financial statements

3. Particulars of turnover, operating costs and operating surplus (continued)

Association operating activities						2025
2026						
	General needs £'000	Housing for older people £'000	Supported housing and care homes £'000	Shared ownership £'000	Total £'000	Total £'000
Turnover and costs from social housing lettings						
Turnover from lettings						
Rent receivable net of identifiable service charges	98,202	4,110	2,182	7,037	111,531	105,293
Supporting people income	146	456	52	1	655	503
Service charge income	3,603	2,050	927	1,040	7,620	7,286
Amortised government grants	3,926	298	(5)	399	4,618	4,686
Turnover from lettings	105,877	6,914	3,156	8,477	124,424	117,768
Cost of lettings						
Management	(31,557)	(1,561)	(1,453)	(1,132)	(35,703)	(31,609)
Service charge costs	(5,184)	(1,544)	(671)	(375)	(7,774)	(8,261)
Routine maintenance	(21,534)	(752)	(261)	(107)	(22,654)	(23,395)
Planned maintenance	(6,528)	(182)	(219)	(33)	(6,962)	(8,004)
Major repairs expenditure	(2,299)	(135)	(77)	(89)	(2,600)	(2,675)
Bad debts	(1,257)	(33)	(27)	(4)	(1,321)	(832)
Property leasing costs and agency fees	(31)	-	(5)	-	(36)	(105)
Depreciation of housing properties	(21,502)	(1,062)	(290)	(1,615)	(24,469)	(22,144)
Impairment of intangible assets	-	-	-	-	-	-
Operating cost of lettings	(89,892)	(5,269)	(3,003)	(3,355)	(101,519)	(97,025)
Operating surplus/ (deficit) on lettings	15,984	1,646	154	5,123	22,905	20,743
Rent losses from voids	751	174	79	(16)	988	1,122

Financial statements 2025-26:

Notes to the financial statements

3. Particulars of turnover, operating costs and operating surplus (continued)

	Group		Association	
	2026	2025	2026	2025
Group other income / (losses)	£'000	£'000	£'000	£'000
Revaluation gain/ (loss) on investment properties	439	117	(74)	(17)
(Loss) / gain on current asset investments	-	-	-	-
Gain/ (loss) on investment in Forge New Homes	-	75	-	-
Gift Aid	-	-	1,943	222
	439	192	1,869	205

4. Yorkshire Housing property portfolio

	Group		Association	
	Number of units	Number of units	Number of units	Number of units
	2026	2025	2026	2025
Housing properties				
General needs	9,587	9,524	9,587	9,524
Housing for older people	837	837	837	837
Affordable properties	5,027	4,903	5,027	4,903
Shared ownership	1,689	1,571	1,689	1,571
Intermediate rent	1,558	1,538	1,558	1,538
Market rent	287	341	-	-
Supported housing and care homes	170	175	170	175
Total managed	19,155	18,889	18,868	18,548
Accommodation owned, managed by other bodies	227	243	227	243
Properties awaiting sale	78	109	51	63
All completed properties	19,460	19,241	19,146	18,854
Properties in development at the year end	904	1,271	888	1,228
Stock movements in year	Number of units	Number of units	Number of units	Number of units
As at 1st April	19,241		18,854	
Transfer from other providers	-		-	
Disposal/demolition	(52)		(52)	
RTA/RTB/staircasing	(65)		(65)	
New build/acquisitions	432		432	
Lease cancellations	(69)		(16)	
Other	(27)		(7)	
As at 31st March	19,460		19,146	

Financial statements 2025-26:

Notes to the financial statements

5. Operating surplus

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Operating surplus is stated after charging				
Depreciation of housing properties	24,470	22,143	24,470	22,143
Depreciation of other tangible fixed assets	998	630	998	627
Amortisation of intangible assets	1,827	533	1,827	533
Loss on disposal of other tangible fixed assets	(7)	(16)	(7)	(20)
Operating lease rentals				
- land and buildings	1,018	1,582	553	1,059
- office equipment and computers	-	-	-	-
- vehicles	500	642	500	642
Auditors' remuneration (excluding VAT)				
- audit services for the parent	106	102	106	102
- audit services for the subsidiaries	42	40	42	40
Total	148	142	148	142

Depreciation of housing properties includes £8,015k relating to costs written off on disposal which is not included in note 13 - Tangible fixed assets – housing properties.

6. Gain on disposal of housing properties

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Housing property				
Disposal proceeds (housing property)	5,215	8,024	4,777	7,518
Carrying value of fixed assets (housing property)	(3,832)	(4,259)	(3,185)	(3,728)
Costs associated with disposal (housing property)	(43)	(120)	(36)	(114)
	1,340	3,645	1,556	3,676
Shared ownership (staircasing)				
Disposal proceeds	6,580	4,671	6,580	4,671
Carrying value of fixed assets	(4,246)	(3,024)	(4,246)	(3,024)
Costs associated with disposal	(31)	(18)	(31)	(18)
	2,303	1,629	2,303	1,629
Non housing property				
Disposal proceeds (non housing property)	-	-	-	-
Carrying value of fixed assets (non housing property)	-	(16)	-	(16)
Costs associated with disposal (non housing property)	-	-	-	-
	-	(16)	-	(16)
Total	3,643	5,258	3,858	5,289

Financial statements 2025-26:

Notes to the financial statements

7. Interest receivable and other income

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Interest receivable from cash deposits	549	741	435	653
Interest converted to joint venture principal	176	-	176	-
Joint venture dividends and deposits	-	74	-	74
Total	725	815	611	727

8. Interest payable and financing costs

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Payable on bank loans	31,155	29,641	21,630	19,556
On amounts payable to group companies	-	-	10,483	10,469
Defined benefit pension scheme	225	291	225	291
Unwinding amortised bond issue costs	38	32	(1,006)	(927)
Other amortised loan costs	449	352	388	305
Bond cost	86	83	86	83
	31,953	30,399	31,806	29,778
Less: Interest capitalised	(3,463)	(6,382)	(3,463)	(6,382)
Total	28,490	24,017	28,343	23,395

Additional Financing costs

Loan break costs - refinancing	-	-	-	-
Total	28,490	24,017	28,343	23,395

Interest has been capitalised at an average rate of 4.95% in 2026 (2025: 6.07%).

Financial statements 2025-26:

Notes to the financial statements

9. Remuneration of the Board and Directors

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Aggregate emoluments payable to Board and Committee members	209	226	209	226
Aggregate emoluments payable to executive directors	1,008	956	1,008	956
Aggregate remuneration of key management personnel (including Employers' National Insurance)	1,134	1,067	1,134	1,067

Board

Board and Committee members received emoluments of £209k (2025: £226k).

	2026 £'000	2025 £'000
Remuneration by non-executive Board Member (excludes Committee Members):		
Ingrid Fife (Chair)	28	28
Jacqueline Esimaje-Heath	15	15
Isabel Hunt	-	8
Leann Hearne	18	18
Matthew Blake	8	15
Ian Costigan	13	11
Eleanor Hudson	15	15
Sarah Atta-Nugent	14	8
Lisa Bradley	17	11
Russell Galley	3	18
Nicola Passmore	11	11
James Halliwell	6	-
Sandy Murray	6	-
Total	154	158

Directors

The emoluments paid to the executive directors of the group were £1,008k (2025: £956k).

Emoluments paid to the highest paid director were £268k (2025: £250k).

The Chief Executive is a member of the Social Housing Pension Scheme. He is an ordinary member of the pension scheme, and no enhanced or special terms apply. The association does not make any further contributions to the pension scheme for the Chief Executive.

Key management personnel

Key management personnel are considered to be the executive directors of the group.

The aggregate remuneration of key management personnel (including employers' national insurance contributions) for the financial year was £1,134k (2025: £1,067k). This sum includes executive directors only. Remuneration for Board and Committee members is as shown separately above.

During the year the aggregate compensation for loss of office for key management personnel was £Nil (2025: £41k).

Financial statements 2025-26:

Notes to the financial statements

10. Employee information

	Group		Association	
	2026 No.	2025 No.	2026 No.	2025 No.

The average monthly number of persons (including the Chief Executive) expressed as full-time equivalents (FTE) of 35 hours per week.

Employed during the financial year was:

	2026 £'000	2025 £'000	2026 £'000	2025 £'000
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Staff costs (for the above person including Board Members on payroll)

Wages and salaries	36,646	34,431	35,967	34,431
Social security costs	4,492	3,412	4,409	3,412
Other pension costs	1,771	1,696	1,736	1,696
Total	42,909	39,539	42,112	39,539

15.2 FTE (2025: 16.8 FTE) were remunerated by the Association and recharged at £799k (2025: £822k) to Y H Residential Limited. These are primarily the sales team.

Figures above exclude national insurance rebates for sick and maternity pay.

The number of employees including directors who received emoluments in the following ranges:

The number of employees including directors who received emoluments in the following ranges	2026 No.	2025 No.
£260,001 to £270,000	1	-
£250,001 to £260,000	-	1
£240,001 to £250,000	-	-
£190,001 to £200,000	1	1
£180,001 to £190,000	1	1
£170,000 to £180,000	1	1
£160,001 to £170,000	1	1
£130,001 to £140,000	1	1
£120,001 to £130,000	2	1
£110,001 to £120,000	4	2
£100,001 to £110,000	4	3
£90,001 to £100,000	3	5
£80,001 to £90,000	10	13
£70,001 to £80,000	13	10
£60,001 to £70,000	38	33
Total	80	73

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11. Taxation

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Current tax	882	486	-	-
Deferred tax:				
Origination and reversal of timing difference	89	(54)	-	-
Changes in tax rates	-	-	-	-
Adjustment in respect of previous periods	(1)	102	-	-
Total deferred tax	970	534	-	-

The charge for the year can be reconciled to the surplus shown in statement of comprehensive income as follows:

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Surplus for the financial year before taxation	7,152	10,946	5,315	8,944
Tax at standard UK rate of 25% (2025: 25%)	1,788	2,736	1,329	2,236
Factors affecting total tax charge for the current period				
Expenses not deductible	-	-	(1,329)	(2,236)
Income not taxable	900	(2,288)	-	-
Losses	-	-	-	-
Tax rate change	-	-	-	-
Adjustment in respect of prior years	(1)	102	-	-
Revaluations	-	-	-	-
Qualifying charitable donations	-	-	-	-
Gains rollover relief	83	25	-	-
Share of LLP profit/ (loss)	-	(41)	-	-
Capital gain/ (loss)	-	-	-	-
	970	534	-	-

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12. Intangible fixed assets

Group and association		Software intangible assets £'000
Cost		
At 1 April 2025		31,360
Additions		5,711
Disposals		-
At 31 March 2026		37,071
Accumulated amortisation		
At 1 April 2025		13,513
Amortisation charged in year		1,827
Accumulated depreciation and impairment		-
Eliminated in respect of disposals		-
At 31 March 2026		15,340
Net book value at 31 March 2026		21,731
At 31 March 2025		17,847

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Notes to the financial statements

13. Tangible fixed assets – housing properties

Group and Association	Social housing properties held for lettings £'000	Housing properties for letting under construction £'000	Shared ownership properties under construction £'000	Completed shared ownership housing properties £'000	Total housing properties £'000
Cost					
At 1 April 2025	1,220,101	51,449	27,088	157,184	1,455,822
Additions	-	36,544	20,690	-	57,234
Works to existing properties	20,317	-	64	-	20,381
Schemes completed	59,168	(59,168)	(34,072)	34,072	-
Disposals	(10,607)	-	-	(3,984)	(14,592)
At 31 March 2026	1,288,979	28,825	13,770	187,272	1,518,845
Depreciation and impairment					
At 1 April 2025	242,258	-	-	5,302	247,560
Depreciated charged in year	21,902	-	-	1,693	23,595
Impairment charged in year	-	-	-	-	-
Released on disposal (note 6)	(6,940)	-	-	(201)	(7,140)
At 31 March 2026	257,220	-	-	6,794	264,014
Net book value at 31 March 2026	1,031,758	28,825	13,770	180,478	1,254,831
Net book value at 31 March 2025	977,843	51,449	27,088	151,881	1,208,262

Housing properties are assessed annually for impairment indicators. Where indicators are identified, an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount.

Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

Development costs have been capitalised amounting to £1,373k (2025: £1,642k).

Interest has been capitalised at a rate of 4.95% (2025: 6.07%) during the financial year and amounted to £3,463k (2025: £6,382k). From 2024/25 Yorkshire Housing changed the basis of accounting estimate to the marginal interest for new lending rather than the average rate.

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13. Tangible fixed assets – housing properties (continued)

	2026 £'000	2025 £'000
Housing properties are shown		
At cost	1,448,180	1,384,945
At valuation	70,666	70,877
	1,518,846	1,455,822

The association acquired 6,337 units of housing stock through mergers with Ryedale Housing in 1999 and Brunel Housing in 2005. Ryedale included their housing stock at Existing Use Value – Social Housing Value (EUV – SH), with the resulting increase in carrying value arising from the valuation transferred to a revaluation reserve. Brunel included their housing stock at cost.

Yorkshire Housing Ltd includes its directly acquired and developed housing property in its balance sheet at cost less depreciation less any impairment losses.

The property transferred from Ryedale Housing and Brunel Housing is stated in the Yorkshire Housing Ltd balance sheet at deemed cost; being the EUV – SH value at the respective dates of merger. The corresponding revaluation reserves were transferred to Yorkshire Housing Ltd and are amortised over the useful life of the assets associated with the reserve. The total value of assets included in the balance sheet at 31 March 2026 at deemed cost is £70.66m.

Group expenditure on works to existing properties during the year amounted to £52.59m (2025: £54.0m) of which £20m (2025: £20.0m) was capitalised and included as works to existing properties.

	2026 £'000	2025 £'000
Total grant received for existing properties	405,015	398,090
Less amortised through the statement of comprehensive income	(80,861)	(76,391)
Total deferred grant in the statement of financial position	324,154	321,699

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14. Other tangible fixed assets

Group	Freehold offices £'000	Computer equipment £'000	Fixtures and fittings £'000	Motor vehicles £'000	Total £'000
Cost					
At 1 April 2025	484	6,014	2,186	98	8,782
Additions	955	376	3,424	-	4,755
Disposals	-	-	-	(74)	(74)
At 31 March 2026	1,439	6,390	5,610	24	13,463
Accumulated depreciation					
At 1 April 2025	216	4,350	324	88	4,978
Depreciation charged in year	4	673	321	-	998
Eliminated in respect of disposals	-	-	-	(66)	(66)
At 31 March 2026	220	5,023	645	22	5,910
Net book value at 31 March 2026	1,219	1,366	4,965	2	7,553
At 31 March 2025	268	1,663	1,862	10	3,803

Association	Freehold offices £'000	Computer equipment £'000	Fixtures and fittings £'000	Motor vehicles £'000	Total £'000
Cost					
At 1 April 2025	484	5,929	2,150	98	8,661
Additions	955	376	3,424	-	4,755
Disposals	-	-	-	(74)	(74)
At 31 March 2026	1,439	6,305	5,574	24	13,342
Accumulated depreciation					
At 1 April 2025	216	4,266	288	88	4,858
Depreciation charged in year	4	673	321	-	998
Eliminated in respect of disposals	-	-	-	(66)	(66)
At 31 March 2026	220	4,939	609	22	5,790
Net book value at 31 March 2026	1,219	1,366	4,965	2	7,552
At 31 March 2025	268	1,663	1,862	10	3,803

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Notes to the financial statements

15. Investment properties non-social housing and commercial properties held for letting

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
At 1 April	37,686	37,635	4,053	4,069
Additions	170	322	-	-
Properties for disposal	(711)	(388)	-	-
Increase (decrease) in value	439	117	(74)	(16)
Total	37,584	37,686	3,979	4,053

Investment properties consist of market rented housing properties, garages and commercial units. In accordance with the group accounting policy, investment properties have been included at their market value. The properties were valued as at 31 March 2026 by Savills Chartered Surveyors. The valuation was undertaken on the basis of market value and in accordance with the Appraisal and Valuation Manual of the Royal Institute of Chartered Surveyors, the NHF financial reporting SORP and represents the aggregate of all the units, assuming phased disposal without deduction of costs or incentives. No allowances were made for the vendor's sale costs or for any tax liabilities, which may arise upon the property disposal.

In valuing investment properties, a discounted cash flow methodology was adopted with key assumptions:

	2026	2025
Discount rate	5.00 to 7.00%	5.00 to 7.00%
Exit yield	5.74%	5.71%
Percentage of vacant	81.00%	82.00%
Annual rental growth (nominal)	Savills adopt the Net Yield methodology	Savills adopt the Net Yield methodology
Stamp Duty Land Tax	At the prevailing rates	At the prevailing rates

Underlying inflation was excluded from the cashflow model therefore the income and cost increases noted here are above inflation increases. This has been considered when selecting the appropriate discount rates.

16. Properties held for sale and stock

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Van stock - materials	813	851	813	851
Completed properties held for sale				
Completed - First tranche shared ownership	5,420	4,791	5,420	4,791
Completed - Properties for market sale	7,856	16,524	-	-
Partially completed properties				
Partial - First tranche shared ownership	13,537	16,816	13,534	16,816
Partial - Properties for market sale	2,986	6,259	-	-
Total	30,612	45,241	19,767	22,458

The Completed – First tranche shared ownership line is after the impairment of properties at the Minster Way and Hutton Bank schemes amounting to £379k (2025: £954k).

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17. Debtors

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Due within one year				
Arrears of rent and service charges	4,822	4,607	4,787	4,563
Provision for bad and doubtful debt	(2,798)	(2,740)	(2,772)	(2,701)
	2,024	1,867	2,015	1,862
Prepayments and accrued income	6,323	5,930	6,025	5,583
Other debtors	6,251	12,470	5,583	11,788
Loan to joint venture	2,000	1,360	-	-
Amounts owed by group undertakings	-	-	2,416	693
	16,598	21,627	16,038	19,926

18. Investments, cash and cash equivalents

Fixed asset investments:	2026	2025
Group	£'000	£'000
Investment in Forge New Homes	1,000	1,000
Investment in Yorkshire Transformation Holdings	729	-
Interest in Joint Ventures compared to investment	(65)	485
	1,664	1,485

Fixed asset investments:	2026	2025
Association	£'000	£'000
Investment in group undertakings	900	900
Investment in group undertakings - Preference Shares	43,000	50,000
Investment in Yorkshire Transformation Holdings	729	553
Total	44,629	51,453

Yorkshire Transformations Limited and Yorkshire Transformations Holdings Limited

Yorkshire Transformations Limited is a wholly owned subsidiary of Yorkshire Transformations Holdings Limited. Yorkshire Housing Limited holds one third of the share capital of Yorkshire Transformations Holdings Limited.

The principal activity of this company is the refurbishment and maintenance of homes in the Swarcliffe area of Leeds under a Private Finance Initiative with Leeds City Council. Yorkshire Transformations Holdings Limited and Yorkshire Transformations Limited have a non-coterminous year end with the Group, being 31 December.

Yorkshire Housing Limited has a 33% share of Yorkshire Transformations Holding Limited. That proportion of net income and expenditure is therefore consolidated into the Group's financial statements. Yorkshire Housing Limited has also included its share of the gross assets and liabilities of the joint venture.

The financial statements of Yorkshire Transformations Holdings Limited and Yorkshire Transformations Limited are prepared under International Financial Reporting Standards (IFRS). YTL has entered into swap agreements fixing the interest rate at 5.292% until March 2033. The swap has been designed as a cash flow hedge; the hedge is highly effective. The fair value of these derivatives is based on quoted prices in active markets, with the movements in fair value each year recognised in the change in fair value of effective cash flow hedges within other comprehensive income.

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Yorkshire Transformations Limited and Yorkshire Transformations Holdings Limited (continued)

The turnover for Yorkshire Transformations Limited includes the charge for Facilities Management from Yorkshire Housing Limited which is recharged to Leeds City Council. The Yorkshire Transformations Limited share did not exceed the investment cost in 2025, for 2026 it does and has been disclosed as the investment cost plus the balance within the 'Interest in Joint Ventures above investment' line.

Forge New Homes LLP

Forge New Homes LLP (FNH) is a partnership between Cube Homes Limited, Guinness Homes Limited, Together Commercial Limited, SYHA Enterprises Limited and YH Residential Limited for the development and sale of residential property across the Sheffield city region. It is a jointly controlled entity which draws from the specialisms of each party in the delivery and management of its joint targets.

This includes policies and procedures agreed to be consistent with its parent entities. The basis for accounting is FRS102.

The Forge New Homes LLP share attributable to YH Residential Limited has been subject to equity consolidation since 2025.

The line for 'Interest in Joint Ventures above investment' shows the net asset share for both Forge New Homes LLP and Yorkshire Transformations Limited in excess of the investments disclosed.

	2026 £'000	2025 £'000
Profit and loss		
Yorkshire Transformations Limited and Yorkshire Transformations Holdings Limited		
Share percentage	33%	33%
Group share of surplus	315	209
Group share of other comprehensive income	(50)	266
Forge New Homes LLP		
Share percentage	20%	20%
Group share of (Loss) / surplus	(87)	147
All Joint Ventures		
Group share of surplus	178	622

18. Investments, cash and cash equivalents (continued)

	2026 £'000	2025 £'000
Yorkshire Transformations Holdings as at 31 December 2025 - 33% share		
Share of net assets	911	608
Less share of cashflow hedge reserve	(232)	(195)
	679	413
Forge New Homes as at 31 March 2026 - 20% share		
Share of net assets	986	1,072
	986	1,072
All Joint Ventures		
Share of net assets	1,665	1,485
	1,665	1,485

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18. Investments, cash and cash equivalents (continued)

In March 2017, Y H Residential Limited issued 32,000,000 £1 preference shares. The shares are non-voting redeemable preference shares of £1 each in the capital of Y H Residential designated as a Preference Share. The preference shares are redeemable at 5 days' notice at the behest of the parent company. In October 2019, the remaining 18,000,000 £1 preference shares were issued.

The preference shares are non-convertible and are a basic financial instrument measured at cost less impairment. There are no dividend or interest commitments in respect of these preference shares. There is no fixed maturity or redemption date.

The reduction in 2026 follows two share redemptions which were approved by the board during the year, whereby Y H Residential paid Y H Limited to redeem 7,000,000 shares. As at 31 March 2026, all 43,000,000 of these shares have been called up and fully paid (2025: 50,000,000 shares).

All investments consolidate out at the group level with the exclusion of the Forge New Homes and Yorkshire Transformations Limited investment. The investments at 31 March 2026 are £1,729k (2025: £1,000k).

The Board believe that the carrying value of the investments is supported by their underlying net assets.

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Cash and cash equivalents				
Cash deposits	5,176	6,181	5,176	6,181
Cash at bank	20,262	11,003	8,546	6,220
Total	25,438	17,184	13,722	12,401

The cash deposits are deposited with building societies and banks but are not available for immediate access.

19. Homebuy loans

	2026	2025
	£'000	£'000
Group and association		
At 1 April	988	1,011
Redeemed in the year	(22)	(23)
At 31 March	966	988

No interest was payable or receivable on Homebuy loans in either financial year.

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20. Creditors: amounts falling due within one year

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Due within one year				
Borrowings (Note 24) < 1 Yr	15,061	26,554	15,061	26,554
Bank loan interest	9,007	9,631	2,588	3,212
Trade creditors	2,304	4,852	2,246	4,813
Rent and service charges received in advance	6,090	6,029	5,802	5,726
Other taxation and social security costs	861	1,207	861	1,207
Accruals and deferred income	15,650	18,772	14,523	16,940
Amounts owed to group undertakings	-	-	5,064	5,027
Deferred capital grants (Note 23)	5,576	6,439	5,576	6,439
Total	54,549	73,484	51,721	69,918

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

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Due after more than one year				
Borrowings (Note 24) > 1 Yr	740,663	689,224	485,663	434,224
Amounts owed to group undertakings	-	-	255,000	255,000
Recycled capital grant fund (Note 22)	11,262	8,563	11,262	8,563
Held on behalf of leaseholders	2,012	2,212	2,012	2,212
Homebuy grant	966	988	966	988
Deferred capital grant (Note 23)	318,577	315,260	318,577	315,260
	1,073,480	1,016,247	1,073,480	1,016,247
Less bond issue costs, discount and premium on issue (Note 24)	17,634	18,580	(3,190)	(3,276)
Less issue costs owed to group undertakings	-	-	23,193	24,179
Total	1,091,114	1,034,827	1,093,483	1,037,150

The amounts owed to group undertakings of £255,000k represents the lending of the Public Bond that was issued by Yorkshire Housing Finance Plc, a wholly owned subsidiary. Full details of the associated instrument are given in Note 24. Loans are secured against 14,268 properties, with a further 4,468 units available for security.

The bond issue costs disclosed above relate to the three bonds included within note 24.

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22. Recycled Capital Grant Fund

Movements in the recycled capital grant fund were as follows:

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Movements in the recycled capital grant fund were as follows:				
Opening balance as at 1 April (Restated)	8,563	9,563	8,563	9,563
Grants recycled	3,097	2,597	3,097	2,597
Homebuy grants recycled	24	38	24	38
Interest accrued	704	352	704	352
Withdrawals	(1,126)	(3,987)	(1,126)	(3,987)
Closing balance as at 31 March	11,262	8,563	11,262	8,563

Recycled grant is repayable to Homes England if not recycled within three years, but no repayments were required in the year (2025: £nil)

23. Deferred grant income

	2026	2025
	£'000	£'000
Group and association		
Opening balance at 1 April	321,699	316,112
Grant received in year	8,922	9,317
Grant transferred from recycled capital grant fund	1,110	3,229
Released to income in year - Amortisation	(4,471)	(4,362)
Released to income in year - Disposal	-	-
Released to recycled capital grant fund	(3,108)	(2,597)
Closing balance as at 31 March	324,152	321,699

Amounts to be released within one year	5,576	6,439
Amounts to be released in more than one year	318,576	315,260
	324,152	321,699

	2026	2025
	£'000	£'000
Social Housing Decarbonisation Fund (SHDF) grant		
Opening balance at 1 April	981	380
Grants received during the year	881	641
Released to income in year	(127)	(40)
Closing balance as at 31 March	1,735	981

SHDF grant is also included in the main table above. The Social Housing Decarbonisation Fund is delivered through the Department for Energy Security and Net Zero. Yorkshire Housing was awarded £1.16m under Wave 1 and 2. £1.7m was awarded under Wave 3 with works to be delivered up to September 2028. A further £0.88m has been awarded from the SHEP Mayoral Fund with delivery expected over two years starting in September 2026.

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24. Debt analysis

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Borrowings				
Due within one year				
Bank Loans < 1 Yr	5,061	1,554	5,061	1,554
Other Loans < 1 Yr	10,000	25,000	10,000	25,000
Total due within 1 year	15,061	26,554	15,061	26,554
Due after more than one year				
Bank loans	435,542	374,103	435,542	374,103
Other loans	121	10,121	121	10,121
THFC bond	30,000	30,000	30,000	30,000
Public bond	255,000	255,000	-	-
AHF bond	20,000	20,000	20,000	20,000
Total due after more than one year	740,663	689,224	485,663	434,224
Total borrowings before costs, discount and premium on issue	755,724	715,778	500,724	460,778
Loan and bond costs, discount and premium on issue				
THFC bond 2	(2,008)	(2,156)	(2,008)	(2,156)
Public bond 2	20,890	21,855	-	-
AHF bond 2	1,073	1,091	1,073	1,091
Loan transaction costs	(2,321)	(2,210)	(2,255)	(2,211)
	17,634	18,580	(3,190)	(3,276)
Total borrowings	773,358	734,358	497,534	457,502

Terms of repayment and interest rates

Bank loans have various repayment profiles with the final maturity date of 2039. There are no plans to make early repayments on loans. The loans have fixed and variable interest rates ranging from 1.00% to 11.30% and a weighted average rate of 3.52%.

As at 31 March 2026 the group had undrawn loan facilities of £287m (2025: £362m).

The “other loans” are with two local authorities, all on an unsecured basis. There is an additional loan with Bradford Health Authority held on a secured basis. There is no interest payable; but on disposal of the properties the surplus realised is shared between the lender and Yorkshire Housing. There are six properties linked to the Bradford Health Authority Loan.

On 31 October 2014 Yorkshire Housing Finance Plc issued a secured bond for £200m at a coupon rate of 4.13% (“the bonds”) due to mature 31 October 2044 which are guaranteed by defined assets within Yorkshire Housing Limited. In 2014 the Company placed £140m bonds at an issue price of 98.2% giving an effective yield of 4.23%. In 2020 the Company placed the remaining £60m bonds at an issue price of 126.5% giving an effective yield of 2.70%.

On 5th October 2021 Yorkshire Housing Finance Plc deferred the issue of a further £200 million secured bonds until a future date. On 6 January 2022 £55m of the £200 million issued on the 5 October 2021 were placed at an issue price of 127.9% giving an effective yield of 2.51%.

On 30th July 2008 Yorkshire Housing Limited issued a secured bond of £30m with The Housing Finance Corporation (“THFC”) attracting 5.13% interest due to mature in 2035. On 28th March 2017 Yorkshire Housing Limited issued a guaranteed secured bond of £20m to the AHF attracting 2.89% interest and due to mature in 2043.

All loans are secured on housing stock, which covers the value of outstanding liabilities.

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24. Debt analysis (continued)

	2026 £'000	2025 £'000
Public bond		
Public bond	255,000	255,000
Add: unamortised premium on issue	23,193	24,178
Total bond after premium on issue	278,193	279,178
Less: unamortised issue cost	(2,244)	(2,323)
Total	275,949	276,855

Housing loans are secured by fixed charges on 15,770 (2025: 14,442) of the group's housing properties and repayable at varying rates of interest and instalments.

The total net drawn in the year totalled £39.9m (2025: £51.3m net drawn). Total capital repayments were £47.1m and a total of £87m was drawn. £25m of repayments related to local authority loans, £22m to a Santander RCF and £0.1m on our Orchard brook loan. £48m was drawn from a Santander RCF and £4m from a Lloyds RCF (revolving credit facility), with a further £35m drawn from a Natwest term loan.

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Maturity of financial liabilities				
In less than one year	15,061	26,554	15,061	26,554
In more than one year but less than two years	7,318	90,561	7,318	90,561
In more than two years but less than five years	149,754	18,978	149,754	18,978
In more than five years	583,591	579,685	328,591	324,685
Total	755,724	715,778	500,724	460,778

25. Share capital

	2026 £	2025 £
Shares of £1 each, allotted and fully paid		
As at 1 April	10	10
Net issues less retirements	-	-
As at 31 March	10	10

The shares are non-transferable, non-redeemable and carry no rights to receive either income or capital payments. They are thus classified as non-equity shares.

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26. Cash flow from operating activities

	2026 £'000	2025 £'000
Surplus for the year	7,153	10,946
Depreciation of housing assets	23,595	20,909
Depreciation of other tangible fixed assets	999	630
Depreciation of intangible assets	1,827	533
Impairment of First tranche shared ownership stock	379	954
(Gain)/ loss on investment assets	(439)	(117)
(Gain)/ loss on Forge New Homes investment	-	(75)
Gain from sale of housing properties	(3,642)	(5,274)
Loss/ (gain) on disposal of other fixed assets	-	16
(Increase)/ decrease in stock	14,251	12,892
(Increase)/ decrease in trade and other debtors	5,030	(3,434)
(Decrease)/ Increase in trade and other creditors	(5,955)	4,237
Increase in Leaseholder's balance	(200)	226
Pension costs	53	41
Pension contributions paid	(1,615)	(1,706)
Acquisition of capital grants	(4,619)	(4,686)
Interest charge	28,490	24,017
Interest received	(725)	(815)
Tax charge	-	-
Surplus of share of Joint Ventures	(228)	(356)
Net cash generated from operating activities	64,354	58,938

Financial statements 2025-26:

Notes to the financial statements

27. Provision for liabilities – other provisions

	2026 £'000	2025 £'000
Group deferred tax		
Deferred tax (assets)/liabilities		
Provision at start of period	1,796	1,262
Adjustment in respect of prior years	(1)	158
Deferred tax charge to the SOCI for the period	89	(54)
Deferred charge to OCI for the period	396	430
Provision at end of period	2,281	1,796
Fixed assets timing difference	1,412	1,321
Short term timing difference	869	475
	2,281	1,796
Deferred tax (assets)		
Recoverable within 12 months	-	-
	-	-
Deferred tax liabilities		
Payable within 12 months	2,281	1,796
	2,281	1,796

The provision of deferred tax relates solely to the trading subsidiary.

Financial statements 2025-26:

Notes to the financial statements

28. Capital commitments

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Capital expenditure contracted for less certified at the year end	83,133	128,997	83,133	128,997
Capital expenditure authorised by the board but not contracted at the year end	95,073	102,694	95,073	102,694
Total	178,206	231,691	178,206	231,691

It is proposed that the above commitment will be funded as follows (which covers a number of years):

	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Borrowing and operating activities	150,039	212,753	150,039	212,753
Grant	28,167	18,938	28,167	18,938
Total	178,206	231,691	178,206	231,691

Our board approved development program takes us up to March 2030 is forecast as follows:		2026 £'000	2025 £'000
Units in the development pipeline		3,188 units	2,880 units
Projected pipeline cost		783,381	734,128
Projected source of funding:			
Social housing grants		229,939	169,834
Proceeds from sales		132,147	144,331
Surplus and borrowing		421,294	419,963
Total		783,380	734,128

The revised growth strategy of the Group is to March 2030, however, the development programme post 2026 remains aspirational and is not yet committed.

29. Contingent assets/liabilities

The group holds a contingent liability as part of SHPS see note 31.

Financial statements 2025-26:

Notes to the financial statements

30. Operating lease commitments

The Company was committed to making the following remaining lease payments under non-cancellable operating leases:

	Land and buildings		Equipment and vehicles	
	2026	2025	2026	2025
Group	£'000	£'000	£'000	£'000
Operating leases which expire				
Within one year	792	1,582	1,595	612
Between two and five years	2,869	3,861	539	265
In over five years	312	1,755	-	-
	3,973	7,198	2,134	877

	Land and buildings		Equipment and vehicles	
	2026	2025	2026	2025
Association	£'000	£'000	£'000	£'000
Operating leases which expire				
Within one year	533	1,059	1,595	612
Between two and five years	1,878	1,771	539	265
In over five years	312	1,076	-	-
	2,723	3,906	2,134	877

31. Pensions

The company 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 £693m. 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 2025. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2026 to 28 February 2027 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.

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31. Pensions (continued)

	31 March 2026 £'000	31 March 2025 £'000
Reconciliation of opening and closing balances of the present value of scheme liabilities		
Opening scheme liabilities as at start of period	33,171	36,000
Current service cost	-	-
Expenses	53	41
Interest expense	1,893	1,734
Actuarial losses (gains)	(440)	(3,217)
Benefits paid and expenses	(1,660)	(1,387)
Defined benefit obligation at end of period	33,017	33,171

	31 March 2026 £'000	31 March 2025 £'000
Reconciliation of opening and closing balances of the fair value of plan assets		
Fair value of plan assets at start of period	28,551	29,261
Interest income	1,668	1,443
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(105)	(2,472)
Contributions by employer	1,615	1,706
Benefits paid and expenses	(1,660)	(1,387)
Fair value of plan assets at end of period	30,069	28,551
Pension liability	(2,948)	(4,620)

	31 March 2026 £'000	31 March 2025 £'000
Amounts recognised in surplus or deficit		
Current service cost	-	-
Expenses	53	41
Net interest expense	225	291
Defined benefit costs recognised in statement of comprehensive income (SOI)	278	332

	31 March 2026 £'000	31 March 2025 £'000
Defined benefit costs recognised in other comprehensive income		
Experience on plan (excluding amounts included in net interest costs) - gain (loss)	(105)	(2,472)
Experience gain and (losses) arising on the plan liabilities	255	(1,234)
Effects of change in the demographic assumptions underlying the present value of the defined benefit obligations - gain (loss)	(297)	-
Effect of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	482	4,451
Total actuarial gain and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	335	745
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-	-
Total amount recognised in other comprehensive income	335	745

Financial statements 2025-26:

Notes to the financial statements

31. Pensions (continued)

	31 March 2026 £'000	31 March 2026 %	31 March 2025 £'000	31 March 2025 %
Assets				
Global equity	3,332	11%	3,199	11%
Absolute return	-	0%	-	0%
Distressed opportunities	-	0%	-	0%
Credit relative value	-	0%	-	0%
Alternative risk premium	-	0%	-	0%
Liquid alternatives	5,354	18%	5,294	19%
Emerging markets debt	-	0%	-	0%
Risk sharing	-	0%	-	0%
Insurance linked securities	45	0%	88	0%
Property	1,468	5%	1,430	5%
Infrastructure	1	0%	5	0%
Private equity	65	0%	25	0%
Real assets	2,831	9%	3,418	12%
Private debt	-	0%	-	0%
Opportunistic illiquid credit	-	0%	-	0%
Private credit	3,630	12%	3,494	12%
Credit	1,197	4%	1,092	4%
Investment grade credit	1,768	6%	879	3%
High yield	-	0%	-	0%
Cash	6	0%	388	1%
Long lease property	-	0%	8	0%
Secured income	912	3%	476	2%
Liability driven investments	9,168	30%	8,647	30%
Currency hedging	(1)	0%	46	0%
Net current assets	293	1%	62	0%
Total assets	30,069	100%	28,551	100%

Key Assumptions	31 March 2026 % per annum	31 March 2025 % per annum
Discount rate	6.14	5.85
Inflation (RPI)	3.29	3.09
Inflation (CPI)	3.03	2.79
Salary growth	4.03	3.79
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

Financial statements 2025-26:

Notes to the financial statements

31. Pensions (continued)

The mortality assumptions adopted at 31 March 2026 imply the following life expectancies:		Life expectancy at 65 years
Male retiring in 2026		20.9
Female retiring in 2026		23.2
Male retiring in 2045		22.2
Female retiring in 2045		24.6

We were notified in 2021 by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee is seeking clarification from the Court on these items, and this process is ongoing with it being unlikely to be resolved before the end of 2026 at the earliest. It is estimated that this could potentially increase the value of the full Scheme liabilities by £155m. We note that this estimate has been calculated as at 30 September 2022 on the Scheme's Technical Provisions basis. Until the Court direction is received, it is unknown whether the full (or any) increase in liabilities will apply and therefore, in line with the prior year, no adjustment has been made in these financial statements in respect of this.

32. Group undertakings and related parties

Company	Legal status	RSH Regulated		Basis of control
Yorkshire Housing Limited	Cooperative and Community Benefit Society Act 2014	Registered with RSH	Registered provider	Group company
Yorkshire Community Property Services Limited	Companies Act	Non RSH regulated	Non registered provider	100 per cent share
Y H Residential Limited	Companies Act	Non RSH regulated	Non registered provider	100 per cent share
Yorkshire Housing Finance PLC	Public Limited Company	Non RSH regulated	Non registered provider	100 per cent share
Yorkshire Transformations Holdings Limited	Companies Act	Non RSH regulated	Non registered provider	33 per cent share
Forge New Homes Limited	Companies Act	Non RSH Regulated	Non registered Provider	20 per cent share

All subsidiaries are incorporated or registered in England and Wales.

Financial statements 2025-26:

Notes to the financial statements

32. Group undertakings and related parties (continued)

Yorkshire Housing Limited had the following transactions with unregistered related parties during the years:

	2026 £'000	2025 £'000
Y H Residential Limited		
Received from related group entities:		
Interest receivable	53	54
Management charge for central services	300	848
Rent and service charges	44	89
Gift Aid	1,943	222
	2,340	1,213
Paid to related group entities:		
Fee for managing group properties	-	-
Fee for selling group properties on the open market	435	540
Interest payable	-	4
	435	544

Y H Residential Limited owns and manages the market rented homes portfolio. Yorkshire Housing Limited calculates the Y H Residential management charge on a combination of FTE and turnover apportionment basis.

	2026 £'000	2025 £'000
Yorkshire Housing Finance Plc		
Paid to related group entities:		
Interest payable	9,553	9,606

Yorkshire Housing Finance PLC is a wholly owned subsidiary of Yorkshire Housing Limited providing long term finance through a bond issue.

Yorkshire Housing Finance Plc issued a £140m bond in October 2014, with the remaining £60m bond issued in November 2019. The cash raised from the issue has been lent to Yorkshire Housing Limited. Outstanding balances are disclosed in Note 21.

	2026 £'000	2025 £'000
Yorkshire Community Property Services Limited		
Paid to related group entities:		
Interest payable	17	33

Yorkshire Community Property Services Limited is currently not trading.

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Notes to the financial statements

33. Related party transactions

Yorkshire Transformations Holdings Limited is a joint venture which undertakes the refurbishment, maintenance and financing of homes in the Swarcliffe area of Leeds under a Private Finance Initiative with BOS Infrastructure (No3) Limited and DIF Infra 3 Limited. Forge New Homes LLP ("FNH") is a Limited Liability Partnership which was formed to provide housing in the Sheffield city region and is a partnership between Cube Homes Ltd, Guinness Homes Ltd, Together Commercial Ltd, Syha Enterprises Ltd and YH Residential Ltd. Related party transactions with Yorkshire Transformations Limited were as follows:

	2026 £'000	2025 £'000
Related party transactions with Yorkshire Transformations Limited		
Contractual income		
Income received	8,520	6,958
Other income		
Directors fees	85	83
Subordinated debt interest	-	-
Loan interest	114	84
Dividend	-	-
Total income	8,719	7,125
Trading debtor at 31 March	140	2

		2026 Transactions £'000	2025 Transactions £'000	Year end debtor/ (creditor) £'000
Transactions with directors' related parties outside of the group				
Joseph Rowntree Housing Trust	Andy Oldale is a non-executive director and was an executive director of Yorkshire Housing	-	5	-
Inspire North	Lisa Bradley (board member) is a director of Inspire North	114	-	-
Fuza Ltd	James Halliwell (board member) is a director of Fuza Ltd	2	-	-
Confederation of British Industry	Nick Atkin is a board member of CBI Yorkshire & Humber and executive director of Yorkshire Housing	14	12	-
NCC Group Security Services	Andy Oldale's wife is an employee, and he was an executive director of Yorkshire Housing	-	153	-
National Housing Federation	Nick Atkin is chair of the National Housing Federation Yorkshire & Humberside Leaders Forum and executive director of Yorkshire Housing	-	66	-
Northern Housing Consortium	Leann Hearn (board member) is also a co-opted Director of Northern Housing Consortium	40	-	-
Total value of transactions		170	236	-

During the year Yorkshire Housing Limited transacted with its non-regulated subsidiaries, Y H Residential Limited and Yorkshire Community Property Services Limited. These transactions were conducted on an arm's length basis and were eliminated on consolidation within the group's financial statements.

Yorkshire Housing Finance Plc is a wholly owned subsidiary of Yorkshire Housing Limited providing long term finance through a bond issue.

Financial statements 2025-26:

Notes to the financial statements

33. Group undertakings and related parties (continued)

Yorkshire Transformations Holdings Limited is a joint venture which undertakes the refurbishment, maintenance and financing of homes in the Swarcliffe area of Leeds under a Private Finance Initiative with Leeds City Council.

Forge New Homes LLP is a joint venture by Y H Residential Limited for the development and sale of residential property in the Sheffield city region.

Yorkshire Community Property Services Limited owned the organisation's York office, Yorkshire House, which had been provided to Yorkshire Housing Limited until its disposal in 2013.

Further details of these transactions can be found within the financial statements of the subsidiary company.

Customer Board Members: There are no members of our Board who are also Yorkshire Housing tenants, however a small number of Committee members (Customer Insight Committee) are customers of the group and reside in the group's property. The terms of the tenancy arrangements are consistent with those offered to other customers of the Group and they are not able to use their position to their advantage.

34. Financial assets and liabilities

The Board policy on financial instruments is explained in the strategic report as are references to financial risks.

	2026	2025
	£'000	£'000
Financial assets		
Debtors at amortised cost	8,450	14,337
Derivative financial asset (Note 36)	1,586	2,205
Cash at amortised cost	25,439	17,184
	35,475	33,726
	2026	2025
	£'000	£'000
Financial liabilities		
Trade and other creditors at amortised cost	28,973	35,467
Loans at amortised cost	755,724	715,778
	784,697	751,245

Financial assets: Financial assets are made up of short-term debtors, such as trade debtors and other debtors, current investments at fair value and cash at amortised cost.

Financial liabilities: Financial liabilities consist of Trade and other creditors and include loans at amortised cost.

35. Post balance sheet events

There are no material post balance sheet events.

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Notes to the financial statements

36. Hedged financial instruments

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Derivative financial asset	1,586	2,205	1,586	2,205
Balance at end of period	1,586	2,205	1,586	2,205

The derivative financial asset relates to interest swaps hedged against term loans of £83.5m (2025: £27.5m) maturing on the dates shown below. The swaps are not documented with a Credit Support Annex (CSA), which avoids the need to post any form of collateral in the future.

Date of maturity	£'000
06-Jan-27	12,500
06-Jan-29	15,000
31-Dec-30	21,000
16-May-30	35,000

37. Analysis of changes in net debt

	2025 £'000	Cashflows	Other non cash changes	2026 £'000
Cash deposits	6,181	(1,005)	-	5,176
Cash at bank	11,003	9,261	-	20,264
	17,184	8,256	-	25,440
Debt due within one year	(26,555)	11,494	-	(15,061)
Debt due after more than one year	(707,803)	(50,007)	(487)	(758,297)
	(734,358)	(38,513)	(487)	(773,358)
Total net debt	(717,174)	(30,257)	(487)	(747,918)

Section:

Company information...



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Company information

Registrations

Co-operative and Community Benefit Society registered number: 30443R

Regulator of Social Housing registered provider number: L4521

Secretary

Rob Parkes

Registered office

The Place, 2 Central Place, Leeds, LS10 1FB

Independent auditors

Menzies LLP

One Express, 1 George Leigh Street, Manchester M4 5DL

Board

Ingrid Fife – *Chair*

Leann Hearne

Jacqueline Esimaje-Heath

Lisa Bradley

Eleanor Hudson

Ian Costigan

Nicola Passmore

Sarah Atta-Nugent

James Halliwell

Sandy Murray

Executive Directors

Nick Atkin – *Chief Executive*

Sian Webster – *Executive Director Growth and Assets*

Rob Parkes – *Executive Director Finance and Governance*

Sarah Evans – *Executive Director Customer Experience*

What we're all about:

Making it possible to have a place you're proud to call home...





Write to us:

The Place
2 Central Place
Leeds
LS10 1FB

Telephone: 0345 366 4404

Email: enquiries@yorkshirehousing.co.uk

www.yorkshirehousing.co.uk