



consolidated financial statements

for the year ended
31 March 2025



Statutory
accounts for
2024/25 including
the value for
money self-
assessment



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Annual Report of the Chair & Chief Executive

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Against a challenging backdrop of financial pressures, increased regulation and continued scrutiny of the sector, we have continued to deliver against our social purpose and improve how we serve our customers and communities.

In what marked the third year of our Living Well plan, we continue to make good progress against our objectives:

- Providing safe, affordable and good quality homes and services.
- Making a difference in the communities we serve.
- Supporting colleagues to enjoy work, learn and grow.

Providing safe, affordable and good quality homes.

We remained focused on delivering better for our customers and began two major transformation programmes to improve our repairs service, and the services we deliver to customers in the communities we serve. Ensuring we maximise our impact and deliver for customers against the new Consumer Standards.

We were delighted to see the impact of this throughout the year through increased satisfaction across our transactional survey programme.

Over the course of the year 1,382 customers completed a survey about their experience of our services. Key areas of improvement included:

- Customer satisfaction increased from 73% to 78%.
- Satisfaction with the time taken to complete a repair increased from 69% to 77%.
- Satisfaction with being kept informed and communicated with increased from 59% to 81%.
- Satisfaction with being treated fairly and with respect increased from 75% to 87%.

We also completed our second annual Tenant Satisfaction Measures (TSM) survey – receiving responses from 19% of our customers. This took place in July and August 2024 with the results re-enforcing the focus of our transformation projects over the course of the rest of the year.

Colleague attitude and behaviour again scored highly, with 75.5% of customers agreeing they are treated fairly and with respect – an increase of 2.9% on the previous year.

We also saw an improvement in customers feeling like they are kept informed – with 72.2% of customers responding positively, an increase of 3.8%.

The results re-affirmed our priorities of delivering improvements to the repairs service, increasing investment in neighbourhoods and strengthening our customer engagement framework to ensure we are meeting and exceeding our obligations under the Consumer Standards.

Customer voice and experience has remained at the heart of everything we do, with reviews completed by our Resident Scrutiny Panel into Anti-Social Behaviour and Accessing and Prioritising our Services and a further started into Voids and Lettings. The subsequent recommendations and associated actions plans are driving forward improvements customers want to see.

Annual Report of the Chair & Chief Executive *(continued)*

Our Customer Standards Panel continued to monitor our performance against the Consumer Standards and provided feedback into our repairs transformation project at different points on its journey.

While the Building Safety Forum helped with the creation of building-specific Building Safety Resident Engagement Strategies for each of our high-rise blocks to meet our obligations under the Building Safety Regulator. The group also provided insight into the planning and communication for major works at our high rise blocks in Houghton Green, including being part of the tender exercise to appoint a contractor.

As part of our focus on delivering better, we adjusted our financial covenants and restructured our homes and assets teams to maximise the condition of our homes with a renewed focus on safety and sustainability. Our knowledge of our homes has been enhanced by our target that 100% of our homes will have a stock condition survey within the last 5 years. We reached 76% this year and are on target to achieve 100% next year.

We are also committed to delivering more and continue to play our part in providing the affordable homes that the region needs.

This includes letting 116 homes to customers who were previously homeless in 2024/25 – a figure which represents 47% of all new lettings.

We also delivered supported housing to 326 people with additional needs and supported 457 older people to live independently in their community.

At the same time, development of new affordable homes for those in housing need remains a key priority for IVH, with an investment in the current development programme of £112.9 million over the first five years to deliver 484 new homes.

As part of the Sale West regeneration programme we have completed 101 new affordable homes, including 10 'adaptable ready' homes which are in short supply in Trafford. We are also on site with a further 66 new homes for social rent which meet the Truly Affordable Net Zero (TANZ) requirements whilst delivering homes for older people and supported accommodation. The progress on Sale West was recognised in the Inside Housing Development Awards – where it won Best Regeneration Project - and the Northwest Residential Property Awards – where it was awarded the Social Impact Award.

We were also delighted to be on site with developments of around 240 new homes in Old Trafford, Bury, Bolton, Salford and Manchester – covering a range of tenures from rent-to-buy apartments to supported housing and low carbon homes.

Alongside these schemes, we pressed on with plans for 16 new extra-care apartments for people living with dementia in Manchester and 35 new homes on the site of the former Denton Baths, both of which received planning permission this year. Influencing around the future of these sites, linked to the future of AHP funding from Homes England, was another important element of our work – particularly with a new government and fresh commitments to deliver the affordable housing so desperately needed up and down the country.

In the run up to the July 2024 General Election and in the first 100 days of the new Labour government, we worked with our member organisations to lobby for increased investment in the sector through Homes England and a sustainable, long-term rent settlement. We continue our work in this area, with the aim of maximising the opportunities presented to us through increased devolution to Greater Manchester Combined Authority and the Greater Manchester Mayor's commitment to housing as one of his top three priorities.

Annual Report of the Chair & Chief Executive *(continued)*

Making a difference in the communities we serve.

We are firmly committed to making a difference in the communities we serve – ensuring neighbourhoods are good places to live, where people can access services and support to live well and enjoy life.

Over the year our customer-led panel oversaw the delivery of more than £86,500 in grants from our charitable investment fund (The Irwell Valley Foundation) to support customers and our community and voluntary partners.

This saw us support 25 customers and 76 community projects with grant funding and included a £10,000 Winter Provision Fund designed to be a responsive funding pot which could work quickly to support community projects and charities offering a helping hand through the colder months when demand spikes.

Our engagement team gathered feedback to help with the creation of our new Communities Strategy via The Big Customer Conversation - a series of focus groups held across our neighbourhoods to drill down into residents' priorities for their communities.

We also launched our first ever Heart of the Community Awards, inviting nominations from our customers and helping us to recognise and celebrate the wonderful work that goes on across the areas where we have homes.

With cost-of-living pressures continuing to impact on our customers, our teams have continued to provide support to maximise income and connect residents with other partner agencies who can help.

During the year, we supported customers to unlock an extra £542,631 in income they were entitled to. We also continued to support customers through our own Cost of Living Support Fund and set up a new 'starter pack' initiative to help new customers cover the costs of moving into their first or new home.

In total, our tenancy sustainment team supported 278 customers during the year, often with increasingly complex needs. Their work included financial interventions designed to support customers in the short and longer term.

We continued to support food projects across the communities we serve and delivered 2,420 free meals for children during the school holidays from our community café thanks to funding from the Irwell Valley Foundation and Our Sale West.

This year we supported 9,008 people with help towards training and employment, including via regular jobs fairs held at our Oasis Community Resource Centre and through the Department of Work and Pensions hubs which are held there. We also employed 10 apprentices, either directly or through our contractors, and have supported work experience placements and volunteering through our community centre and café.

Working together with our statutory, community and voluntary sector partners we have been able to maximise our impact in our neighbourhoods – supporting the delivery of 3,467 hours of volunteering in our communities.

We also developed new community partnerships with the Endeavour domestic abuse charity in Bolton and Healthwatch in Bury, re-purposing commercial units for community use and widening their access into our neighbourhoods.

Annual Report of the Chair & Chief Executive (*continued*)

Supporting colleagues to learn and grow.

We're committed to supporting our colleagues to learn and grow, ensuring we retain talented people who can serve our customers in the way they need and ensuring we have trained and qualified professionals within our teams.

Last year we supported 24 colleagues with Chartered Institute of Housing qualifications; re-launched our benefits package; and received CPD accreditation for some of our management training courses. Over 1600 days of face-to-face training was completed by our colleagues, including significant investment into an enhanced programme of health and safety training, alongside 20 colleagues benefitting from coaching and mentoring opportunities. 24 colleagues achieved internal promotion or career development.

Ensuring colleagues feel supported and able to be themselves at work remained a key priority and included the launch of a new neurodiversity colleague support group.

We have continued to provide colleagues with opportunities to connect with each other and with our communities through our programme of colleague get-togethers and our volunteer days.

Colleagues shared inspiring examples of where they have seen our values and behaviours in action demonstrating commitment, resilience and a passion for supporting our customers and each other. In our colleague climate survey over 90% of colleagues were proud to work for Irwell valley homes, understood what we were trying to achieve and believed we valued the diversity of colleagues and customers and their different perspectives.

We have remained committed to delivering innovation and continual improvement; embedding our digital strategy delivering new automation and systems to improve the effectiveness of our service delivery for customers and enhancing our digital analytics capabilities. We continued preparing for further use of artificial intelligence capabilities whilst ensuring our data remains accurate, safe and secure. We once again achieved our Cyber Essentials Plus accreditation.

We recognise that the rising cost of living not only affects our customers, but also our colleagues. All colleagues are paid the real living wage and everyone received a pay increase during the year.

In summary, 2024-25 was a year focused on delivering more, and delivering better, for our customers. The resilience and commitment of our colleagues has enabled us to rise to the challenge and ensure we support customers to live well in their home and community.

Our thanks go to our colleagues, customers, communities and partners for achieving these excellent results in an environment where shortages of affordable homes remains a key challenge. We look forward to continuing our partnership working to improve quality of life and homes for residents.



Niki Stockton
Chair, IVH



Sasha Deepwell, Chief
Executive, IVH.

Association details

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Auditors:

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LA1 1EZ

Registration Numbers:

20684R – Co-Operative and Community
Benefit Society Act 2014

L0061 – Regulator of Social Housing



The Board

Niki Stockton



Chair

Shahida Latif-Hader



Jade Taylor



Resigned: 24/09/24

Adam Warburton



Resigned: 24/11/24

Laureen Donnan



Rachael McCullough (co-opted)



Resigned 20/05/2024

Gemma Bell Smith



Jane Healey Brown



Christine Finegan (co-opted)



Appointed 24/09/24

Gareth Rees



Guy Millichamp



Alan Ramsey



Appointed: 24/03/25

Senior Leadership Team

Sasha Deepwell

Chief Executive



Helen Nicholson

Executive Director
(Finance & Assets)

Company Secretary

Resigned 30/06/2025



Daniel Murphy

Daniel Murphy
Chief Financial Officer

Appointed Date 28/07/2025



Sam Young

Executive Director
(Corporate Services)

Company Secretary



Scott Murray

Executive Director of Homes

Resigned 11/10/24



Ceris Esplen

Chief Operations Officer



Andrea Swanwick

Executive Director
(Development & Growth)

Appointed 01/07/2025



Strategic report of the Board

Irwell Valley Homes group structure

Our group is known as Irwell Valley Homes (IVH). We have a simple structure which provides a clear line of sight from the Group Board over our active subsidiary and joint venture. Our subsidiary Board and Committee members are drawn from the Group Board. We believe this approach provides the best overview of risks and ensures that activities carried out by our subsidiary supports the corporate objectives.

The group consists of:

- **Irwell Valley Housing Association Ltd. (IVHA)** – The asset holding Housing Association is the group parent. It is a registered Co-operative and Community Benefit Society and a Registered Provider of Social Housing with the Regulator of Social Housing (RSH). The Association is an exempt charity.
- **Irwell Valley Developments Ltd. (IVDL)** – A wholly owned company limited by shares. The company provides development services and delivering of development contracts to IVHA. This company also oversees the activities of our development Joint Venture, Hive Homes.
- **Hive Homes LLP** – Hive Homes LLP, set up with the Greater Manchester Combined Authority (GMCA) with the intention of increasing housing supply in the Greater Manchester region, whilst also providing a competitive return to investors.
- **The Board have clear oversight of the Group with:**
 - a common Board for IVHA and IVDL;
 - consolidated accounts.
 - consolidated financial plan; and
 - consolidated group strategic risk map.

The Irwell Valley Foundation (IVF) is not part of the Group structure of Irwell Valley Homes. IVF is a £2m endowment investment fund, managed by Forever Manchester, the Community Foundation for Greater Manchester. The work of IVF is overseen by a resident-led panel, chaired by a resident Board Member.



Strategic report of the Board *(continued)*

IVH provides homes for general needs social and affordable rent, as well as more specialist services in our supported accommodation, for over 20,000 people across Greater Manchester. From the income we receive for rents and service charges, we deliver housing management & associated support services and repairs & maintenance services to our customers. We also invest in these homes and meet the interest payments on loans, which help to finance the delivery of new properties.

The group needs to generate an appropriate level of surplus and maintain its reserves and liquidity to ensure it is financially resilient to withstand shocks and to reinvest surpluses back into our corporate priorities.

Regulation

We are regulated by the Regulator of Social Housing (RSH) and retain the highest grade available for governance (G1). In 2023 we completed an in-depth assessment by the Regulator who confirmed our governance rating of G1 and our financial viability rating as V2.

Following the implementation of the Consumer Standard rating, IVH will confirm its performance to the Regulator annually through our submission of Tenancy Sustainment Measures (TSMs). We expect an official rating against the Consumer Standards to be conducted within our next inspection.



Strategic report of the Board *(continued)*

Board and committee structure

Our Board and its sub-committees are key in setting the strategic direction of the organisation and monitoring our performance. Board and committee membership is based on skills and knowledge and members are remunerated for the time, skills, and knowledge that they bring.

In line with our rules and adopted code of governance, the Board annually review their effectiveness and skills as a group. The annual skills review also ensures that Board skills are aligned with our corporate priorities. The quality of debate and challenge at Board and sub-committee meetings is extremely important to us.

We have one main Board for the Group, with members also sitting on the various committees. This ensures effective oversight between the Board and committees.

The IVDL Board continues to be responsible for approving contracts and monitoring the overall delivery of the development programme in line with the decisions made by the Board. IVDL Board is comprised of Executives and reports to the

Development & Major Projects Committee of the Board.

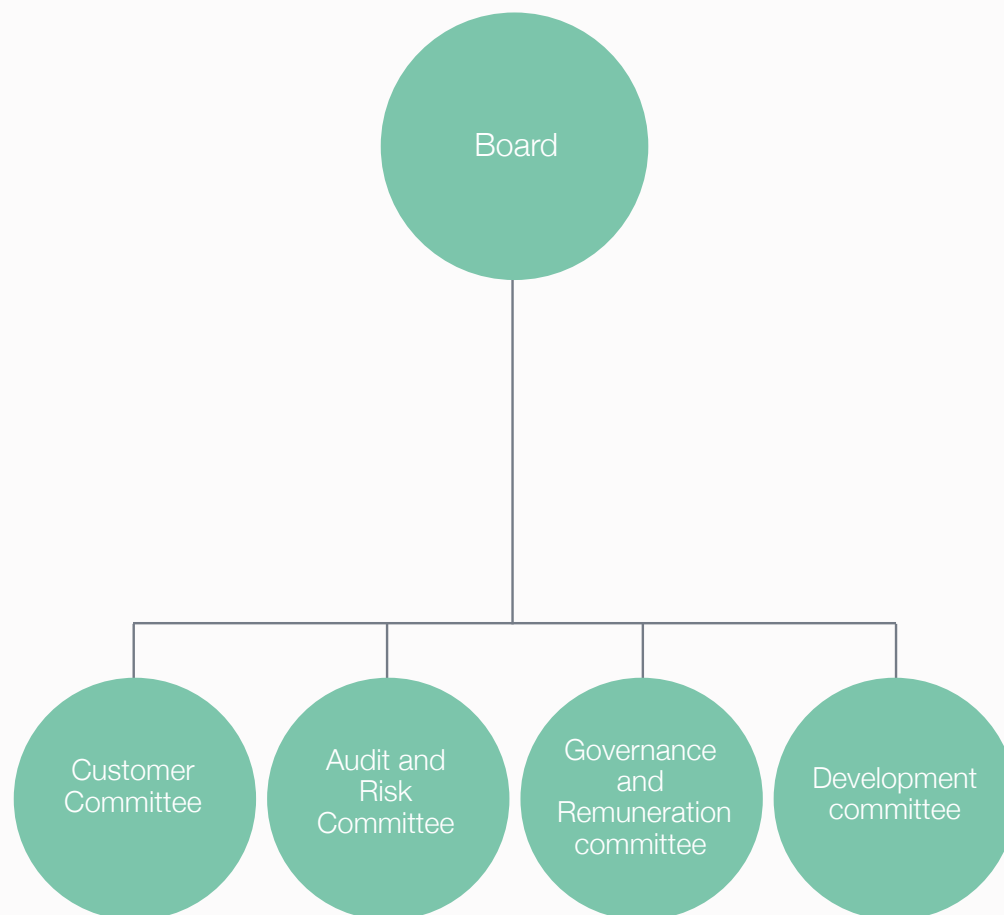
The Terms of Reference for the Board, IVDL, committees, and Resident Scrutiny Panel (RSP) are reviewed and updated annually and clearly outline the roles and responsibilities of each. A forward agenda and meeting dates are set in advance of the start of the year. The Board meets at least 6 times per annum and committees meet on a regular cycle. This ensures that consideration and discussion takes place in advance of key decision items and that all statutory and legislative deadlines are maintained.

At each Board meeting, the Chair of each committee provides feedback on the discussion of the last committee meeting.

The Board and Committees continued to be flexible throughout 2024-25 and were able to respond to efficiently and effectively to sector wide issues.



Strategic report of the Board *(continued)*



Within 2025/26 the introduction of a **Customer Committee** has been proposed following an external governance review. This committee will have delegated responsibility for inputting into and monitoring delivery of core strategies, in the context of the Consumer Standards, to review complaints handling, and to monitor performance on all core customer services.

Separate committees support the work of the Board:

The committees have delegated authority from the Board to conduct the business in relation to key areas and make decisions on behalf of the Board, thereby enabling the Board to operate on a strategic level and yet retain oversight of these areas:

- **Audit and Risk Committee** – provides an essential assurance function, including risk management and internal controls. They are supported by our independent internal and external auditors and other experts. The internal audits identify recommendations for action and improvement, which are agreed by management with implementation plans. The internal auditor carries out follow-up audits to provide assurance that implementation has taken place. This committee also monitors delivery of action plans agreed by the Board following Resident Scrutiny Panel reviews. The Committee also has oversight of our digital and cyber security strategies and action plans.
- **Governance & Remuneration Committee** – makes recommendations to the Board on membership, succession planning, colleague remuneration and pension arrangements. This Committee also has oversight of delivery of the People Strategy and related issues.
- **Development and Major projects Committee** – has delegated responsibility for approving and monitoring development schemes, provided these are delivered in accordance with the overall approved parameters and programme set annually by Board. The Committee discuss and deliberate the benefits and risks associated with individual development schemes, before approving them. This Committee also has oversight of key building safety and major projects delivery, including regeneration proposals.

Strategic report of the Board *(continued)*

Communities and Customer Engagement

In 2022, Board agreed a three-year Communities Strategy 2022-2025 that had been developed with customers at a time when the Government's proposals to implement more robust consumer regulation were emerging. The Strategy set out IVH's vision to help customers live better in their communities, with two clear aims: **Building economic resilience and addressing social inequalities and Making communities places that customers and IVH are proud of.**

A key focus of the Strategy is to work with customers to identify their priorities for their own community in relation to the above, and work with them and partners to deliver positive results. During the year IVH have compared its performance against the community measures in the latest published National Tenant Survey, IVH's score for neighbourhood contribution is on a par with the national average. IVH performs slightly better in relation to handling ASB, but there is further work to do to ensure customers feel safe in their home and feel communal areas are clean and well maintained.

However, since the Community Strategy was developed the new Consumer Standards have been developed by the Regulator of Social Housing and the Government has published the new ASB action plan. As the action plan for the existing Strategy was nearly complete and the operating environment has shifted considerably since the creation of the current Strategy, IVH have developed a new Community

Strategy 2025/2028 throughout the year which takes into consideration the new regulatory requirements, the changing needs and expectations of the communities we serve, and the operating environment.

Since the conclusion of the previous strategy IVH have worked with customers to understand their priorities and aspirations for the future. The new Communities Strategy sets out the three-year objectives that have been co-designed by customers to ensure IVH fulfils this duty and our mission to support customers to live well in their homes and communities.

Three goals underpin the strategy - **Promoting safe and peaceful neighbourhoods, Maintaining clean and green spaces and Working together to make a difference.**

These goals will be delivered through a series of objectives via the supporting action plan with key measures to track progress to ensure we deliver on these commitments to customers.

In addition, IVH have a 3-year Customer Strategy 2022-25, with the two clear aims of Building and maintaining excellent relationships with our customers and Delivering services brilliantly, this is being developed within the new financial year ensuring a golden thread with the Communities Strategy, ensuring customers are receiving a quality service from IVH.

We have continued to face increasing complexity in the needs of the people we house, as demand grows for both affordable housing and tenancy support. At Irwell Valley Homes, we remain committed to housing those most in need – and this year, more than half of all new lettings (162 out of 301) were to people who were previously homeless. This reflects the sustained impact of 100% nominations through the Choice-Based Lettings scheme and a noticeable rise in customers with complex and multiple support needs. As a result, our tenancy sustainment services and Communities Team are under continued pressure, requiring us to adapt and respond flexibly to ensure we meet the needs of our customers.

Despite these challenges, we've made strong progress in improving the customer experience. Over 2024/25, we handled 70,040 inbound calls, 55,071 outbound repairs calls, 7,500 Live Chats, 22,000 emails and 2,600 portal requests.

Strategic report of the Board *(continued)*

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Thanks to our transformation projects, we've seen increased satisfaction across our key transactional survey measures – overall satisfaction has risen to an annual average from 73% to an average of 80% and satisfaction with communication ('kept informed') has increased from 59% to 81%. Customers are also feeling more respected and valued, with 'treated fairly and with respect' increasing from 75% to 86%.

Our customer transformation work has focused on resolving issues at the first point of contact and improving clarity and communication. This has led to faster response times and fewer complaints, with total complaints reducing from 720 to 608 this year. We've also significantly improved our call handling performance – reducing average wait times from seven minutes to just two and a half minutes. Our Repairs Planners now call customers directly to arrange works and follow up with confirmation texts, giving customers greater confidence and certainty about what to expect.

The complexity of cases continues to rise, particularly in our communities. This year, we successfully managed over 400 ASB cases, 156 of which were among the most serious – often involving domestic abuse, hate crime, and substance misuse. These cases require specialist support, and it's pleasing to see the impact our colleagues play in helping to create safer, more stable communities.

As our current Customer Strategy comes to an end, we are now developing a new strategy to reflect the changing needs of our customers and communities. This will build on the progress made so far in strengthening our services, and embedding the customer voice throughout the organisation.

Despite the challenges set out above, we continue to have a long history of listening to customers to shape and review our services. The customer voice is heard at Board level. We currently have one member of the Board who is a customer of IVH, as well as chairing our Resident Scrutiny Panel. Following a Governance Review IVH are also proposing the development of a Customer Committee within the next financial year.

We are improving the quantity and quality of the data we hold about our customers, to help us to tailor services to meet customer needs. Activities include a programme of tenancy review visits and a customer census.

Actions arising from resident scrutiny reviews are monitored via the Audit & Risk Committee. We support customers to feed back in ways to suit them and their circumstances. This includes taking part in transactional surveys at the point of service delivery or taking part in our Customer Offer Panel.

Strategic report of the Board *(continued)*

Equality, Diversity and Inclusion

Equality Diversity and Inclusion remains a pivotal issue for colleagues, customers, the housing sector, and the UK. We have continued to make good improvements and progress against our EDI Strategy objectives and over the previous 12 months have performed well against the tasks within our action plan, in relation to customers, colleagues and partnership working.

As we now progress the third and final year of our current EDI Strategy and begin to determine our next strategic priorities we will continue to:

- Look beyond obvious solutions, identifying, and understanding any more subtle barriers within our organisation.
- Embed changes to ensure we use our knowledge of our homes and customers to target and tailor our services.
- Look for opportunities to join up with partners to increase our impact and support progress across Greater Manchester providing visible leadership in this area.



Strategic report of the Board *(continued)*

Sustainability Framework

In March 2022, Board approved the Sustainability Framework which sets out Irwell Valley Homes' (IVH) approach to:

- Enabling people to live well in their home and community (*our social impact*).
- Having a positive impact on the environment (our environmental impact); and
- Remaining a well-managed organisation (*effective governance*).

Despite the continued challenging operating environment, during 2024-25 IVH has maintained good progress towards the social, environmental and governance targets in the framework. The report detailing the progress within 2024/25 can be found **here**, this provides details against each target and sets out several revised targets going forwards in-line with the updated corporate plan and 30-year financial plan agreed by members in March 2025.

Corporate Plan

IVH's Corporate Plan 'Living Well' ensures customers are at the heart of what we do.

Irwell Valley Homes' mission is to ensure people live well in their homes and communities. IVH are all about people. The people who live in our homes, the people living in the communities we serve, and the people we work with. They are at the heart of what we do. Each financial decision, operating decision and corporate decision IVH make is to ensure our mission is achieved.

To enable us to achieve this mission, our new Corporate Plan identifies the following corporate priorities:



Providing
safe, affordable
and good
quality homes



Making a
difference in the
communities
we serve



Supporting
colleagues to
enjoy work,
learn and grow

Strategic report of the Board *(continued)*

Provide safe, affordable and good quality homes

- Provide good repairs and housing services.
- Invest in homes to improve housing standards.
- Listen to customers and keep them informed.
- Work with customers to shape, improve and scrutinise our services.

Making a difference in the communities we serve

- Build new affordable homes to meet a range of needs.
- Regenerate homes and invest in our neighbourhoods.
- Work with partners to support communities, tackle inequalities and safeguard wellbeing.

Supporting colleagues to enjoy work, learn and grow

- Provide opportunities for colleagues to develop existing and new skills.
- Invest in our culture to ensure we are inclusive and can be at our best for ourselves, team and customers.
- Work together to innovate and improve how we work and our customers services.

Objectives are set for teams and individuals as part of this corporate planning process, linked to projects, budgets and performance. **Within 2024-25 IVH focused on the following to work towards achieving our corporate priorities:**



Providing safe and good quality homes and services:

- Completed 76% stock condition surveys within 2022-25, through internal and external condition surveys. On course to reach 100% before end of 2026 financial year.
- Achieved our highest overall level of statutory compliance (96.25%) with programmes in place to move this towards 100%.
- Our planned asset delivery programme was successfully delivered, and an increased programme secured for delivery in 2025/26.
- Maintained and improved transactional customer satisfaction measures, with excellent feedback around treating customers fairly and with respect. Customer satisfaction increased from 73% to 78%.
- We have achieved our highest overall level of statutory compliance (96.25%) with programmes in place to move this towards 100%.
- We have let 301 homes through the year and 54% of those have been let to customers who were homeless.
- We have continued to strengthen how we work with customers to shape, improve and scrutinise our services and our Resident Scrutiny Panel have reviewed our ASB service and customer access channels feeding into revised policies and our customer transformation programmes. We look forward to establishing the new Customer Committee to further strengthen the customer voice in our governance structure.
- Despite the pressures faced more customers have worked with us through the year to agree plans to reduce their arrears; 62% of customers with an arrear (equating to 89% of the value of arrears in £) are now actively engaged in our processes (an increase from 41% at the end of last year).
- Completed a Repairs Transformation Project, with the positive impacts to be generated within 2025/26, which will include the implementation of schedule of rates.

Strategic report of the Board *(continued)*



Making a
difference in the
communities
we serve



Making a difference in the communities we serve:

- Secured £443k in funding from the Social Housing Decarbonisation Fund to enable the improvement of thermal efficiency of our homes, uplifting c.120 of homes up to EPC C standard.
- Secured £267k to fund enhanced void works on several properties within Bury Council which helped families living in temporary accommodation secure a permanent home.
- Delivered customer and community grants of £84k through the IVH Foundation funding a wide range of initiatives including, school uniform banks, food growing projects, social supermarkets, seasonal get togethers to tackle social isolation, as well as supporting customers with education, training and employment.
- 100 new homes have commenced on site including a 13-unit learning disability scheme in partnership with Bury Council.
- Over £11m has been secured in grant funding to support our Development Programme.
- We have successfully launched Phase 3 of our Sale West regeneration programme.
- We launched our Heart of the Community Awards, celebrating people and projects doing wonderful things in neighbourhoods.
- Our new operating models for repairs and communities are improving visibility, insight and services through area-based working.

Strategic report of the Board *(continued)*



Supporting
colleagues to
enjoy work,
learn and grow



Supporting colleagues to enjoy work, learn and grow:

- We have continued to support and develop our colleagues, through active participation in coaching and mentoring schemes, a commitment to colleagues working towards CIH qualifications and a heightened programme of health and safety training provided through ROSPA (Royal Society for the Prevention of Accidents).
- Colleagues have continued to receive a comprehensive mandatory e-learning programme, with 81.7% compliance achieved at year end.
- We have continued to provide colleagues with opportunities to connect with each other and with our communities through our programme of colleague get-togethers and our volunteer days.
- Through our HIVE innovation route, enabling colleagues to share their good ideas to improve systems and procedures, we have delivered an improved customer or colleague experience every month.
- We have additionally continued to deliver against our digital strategy, enhancing systems, including our Housing Management platform, field services platform, financial systems, and our data analytics platform, alongside the implementation of bespoke software to augment our core systems capabilities such as an improved stock condition software solution. Alongside this we have continued to enhance our cyber security controls and achieved reaccreditation of our Cyber Essential Plus certification.

Strategic report of the Board *(continued)*

Risk management

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

The Board sets our top strategic risks annually, in the context of our corporate priorities, the wider sector and economic operating context.

The highest risks are reviewed by the Board on a six-monthly basis or more frequently, by exception. The reviews include any changes to the risk profile, including the impact and probability should a risk materialise, and the controls in place to mitigate this risk. The Board also receive a regular dashboard risk report, including any updates to the risk profile.

All Board decisions are made with a consideration of relevant risks in the context of our agreed risk appetite, mitigating controls and financial, value for money and regulatory implications.

Forvis Mazars LLP, our Internal auditors for 2024/25, provide an Annual Report to the Audit & Risk Committee advising on the appropriateness of the risk management framework and its capacity for risk taking. This assurance is provided to Board when reviewing and approving the financial statements.

IVH use risk management software, Decision Time, with access provided to Board members. The Board have maintained and reviewed our strategic risks, with any operational implications/risks embedded as sub risks throughout the year.

When setting the Financial Plan, the Board considers and sets our risk appetite and associated triggers for each risk area, which are monitored via identified performance measures quarterly by Board.

All Board approvals require consideration of the impact on the risk appetite. The risk appetite allows for appropriate levels of innovation to progress our corporate priorities, balanced against maintaining robust financial performance.

The Audit & Risk Committee, on behalf of the Board, oversees the management of risk on a quarterly basis and receives assurance that risks are being appropriately managed and mitigated.

Risk management is inherent throughout decision making and operational risks are discussed quarterly with risk owners to take account of new or emerging internal and external factors, with any changes to risk profiles discussed by Audit & Risk Committee and Board.



Strategic report of the Board *(continued)*

The Audit & Risk Committee, on behalf of the Board, oversees the management of risk on a quarterly basis and receives assurance that risks are being appropriately managed and mitigated.

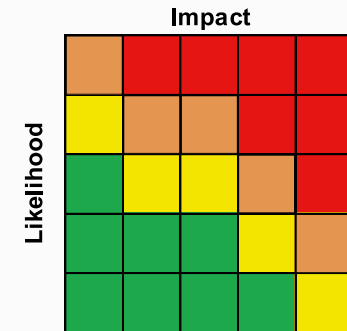
Risk management is inherent throughout decision making and operational risks are discussed quarterly with risk owners to take account of new or emerging internal and external factors, with any changes to risk profiles discussed by Audit & Risk Committee and Board.

Strategic Risks held in the Risk Register, monitored against sector risk profiles (RSH & PwC (24/25 Mazars)). Owned and monitored by the Board, overseen by Audit & Risk Committee.
Controls managed by SLT and Leadership Team.

Operational Risks held in the Risk Register.
Linked to Strategic Risks.
Controls managed by SLT and Leadership Team.

Quarterly risk review - Documentation held by departments and centrally, within Decision Time where required.
Advice from Subject experts.
Owned and controlled by departmental colleagues.
Controls managed by colleagues.

Based on the presence and effectiveness of Controls, all risk levels quantified against the 5 x 5 matrix



Strategic report of the Board *(continued)*

Strategic risks and mitigations

Strategic Risk, Risk Appetite, and colour	Causes/key concern	Mitigations/Controls
Strategic Risk 1 Operating Environment Cautious (Amber)	<ul style="list-style-type: none"> • Changes in inflation and interest rates and how these might impact customers and counterparties. • Flexibility to National Policy changes or in the political climate. • Reduced availability or service/materials delivery from counterparties. • Impairment of property values. • Malicious actors' intent on Fraud or Money Laundering activities. 	<ul style="list-style-type: none"> • Financial forecasts and Financial Plan based on reasonable assumptions with expert advice and market data. Annual scenario-based stress-testing of Financial Plan. • Rent Policy, Treasury Management Policy, Treasury Strategy and Funding Plan in place, reviewed externally where necessary. • Process for credit checks / review of financial standing and monitoring of counterparty risks. • Limited Investment Property Portfolio and exposure to sales risk. • Impairment Value Triggers, properties subject to annual external valuation. • Monitor liquidity regularly, triggers and contingencies in place to ensure sufficient cash. • Market benchmarking / soft market testing prior to re-tendering of contracts or contract extensions, to reduce exposure to contract and tender cost inflation.
Strategic Risk 2 Development Cautious (Amber)	<ul style="list-style-type: none"> • Unplanned loss of properties through sales. • Supplier and contractor labour and material shortages. • Increases in construction costs. • Potential reduced grant funding. • Growth above Financial Plan approved development programme. 	<ul style="list-style-type: none"> • Limited exposure to sales risk, 10% of programme shared ownership. • Development & Major Projects Committee have delegated authority for approving and monitoring schemes. • Development strategy (2022-2027), scheme parameters, financial assumptions agreed annually. • Monthly and quarterly cashflow monitoring, forecast regularly to assess future needs and impact of price increases. Also conduct regular stress testing. • Scheme appraisals reviewed by Finance, approved by Dev Comm, assess impact of reduced grant. • The new development opportunities are reviewed monthly by the Director of Development to ensure a strong pipeline is established.

Strategic report of the Board *(continued)*

Strategic risks and mitigations continued...

Strategic Risk, Risk Appetite, and colour	Causes/key concern	Mitigations/Controls
Strategic Risk 3 Asset Management Open (Amber)	<ul style="list-style-type: none"> • Compliance with new and emerging building safety legislation. • Balance of investment and repairs. • Efforts to achieve a carbon zero footprint. • Aging stock and maintaining DHS. • Complex needs and resource required to maintain leasehold properties. 	<ul style="list-style-type: none"> • Asset management policies, procedures, and systems setting out expectations to maintain and invest in properties and their ongoing management/repair. • Financial Plan that balances customer need and IVH investment priorities, risk trigger and performance targets in place. In 2025/26, increased investment in existing stock to c£11m. • Progression in stock condition surveys completed, roll out of internal survey 20% each year, reached 76% within 2024/25. • RAG-rated compliance systems to monitor, maintain KPIs. • Repairs Transformation Project, introduction of Hazards Team to face complex repairs.
Strategic Risk 4 Customer Experience Open (Yellow)	<ul style="list-style-type: none"> • Poor performance on reducing the period and volume of Empty Homes. • Failure to manage/respond to customer expectations and needs. • Inadequate Safeguarding measures in place or being adhered to. • Failure to effectively let our homes. • Failing to recognise and act on customers' needs. 	<ul style="list-style-type: none"> • Customer Strategy, Communities Strategy- three-year action plan to improve services, with customers. Continuous Customer surveys and TSMs. • Rent Policy and Complaints Policy supported by continuous customer surveys, include TSMs. • The Customer engagement programme runs throughout the year and is led by the Customer Voice Lead to ensure customer voice is central to our operations, driving decisions we make, and scrutinising services. • Tenancy Sustainment Team assist customers obtain additional benefits and support schemes. • Rent Smart Model, prioritise arrears cases, targeted approach, automate customer interactions. • RSP offering scrutiny, feedback, and recommendations to improve, introduction of Customer Committee. • A communications strategy, support the delivery of the corporate plan and protect and promote the organisation's reputation.

Strategic report of the Board *(continued)*

Strategic risks and mitigations continued...

Strategic Risk, Risk Appetite, and colour	Causes/key concern	Mitigations/Controls
Strategic Risk 5 Health & Safety Averse (Yellow)	<ul style="list-style-type: none"> • Lack of compliance with regulatory requirements. • Reduced building safety systems and infrastructure. • Ongoing requirement for fire remedial work • Establishing and embedding widespread safe practice, recording and investigating safety incidents to address root causes. • Poor H&S management systems. 	<ul style="list-style-type: none"> • Health & Safety Policy, Fire Safety Management Policy, and support from H&S Manager and competent external contractors. • Annual H&S colleague training, corporate induction, and local induction/instruction, and certification of specialists as required. • Colleague reporting of accidents, incidents, with automated notification to H&S Manager and managers. • RAG-rated compliance checks against regulatory requirements. • Internal H&S inspections completed and documented online to determine gaps in safety.
Strategic Risk 6 Charitable Investments Cautious (Green)	<ul style="list-style-type: none"> • Exposure to market rented properties and market for sale properties. • Hives Homes joint venture. • Changes in market conditions. 	<ul style="list-style-type: none"> • Charitable Investment Policy sets out the ambitions and boundaries associated with financial investment decisions. • Portfolio of Investment Properties with performance monitoring, annual appraisal of investments, and annual independent external valuation. • Members of Leadership Team sit on the Board of Hive Homes and the Fund Company. • Cap on market for sale schemes >2% of total stock. • Scenario planning for changes in market conditions on individual charitable investments.
Strategic Risk 7 Leadership & People Open (Yellow)	<ul style="list-style-type: none"> • Recruitment, retention, and succession planning fail to meet business needs. • Colleague capacity, skill mix fail to meet business needs. • Lack of training, growth, and development opportunities. 	<ul style="list-style-type: none"> • Annual Pay Award to colleagues as a component of Financial Plan. • Recruitment & Selection Policy and procedures to ensure opportunities for all. • Pay Policy to remain competitive and attract and retain the best talent, annually benchmarked across the sector. • People Strategy Developed with three-year action plan. • Colleagues given opportunities to grow and achieve, supported by the Successful Conversations initiative. • Colleague benefit package including full commitment to agile/flexible working. • Colleague Forum and attendance of SLT. • Systems in place to meet the Equality, Diversity, and Inclusion needs of IVH colleagues. • Mandatory Policies and Training.

Strategic report of the Board *(continued)*

Strategic risks and mitigations continued...

Strategic Risk, Risk Appetite, and colour	Causes/key concern	Mitigations/Controls
Strategic Risk 8 Financial Management Cautious (Amber)	<ul style="list-style-type: none"> • Poor budgetary control, overspending on budgets. • Poor performance, limits access to funding/ refinancing options. • Increased costs, inflationary increases. 	<ul style="list-style-type: none"> • Development of 30-year Financial Plan and Budget allows headroom against funders covenants and includes cashflow forecasting. Monthly reforecasting. • Treasury Management Policy and Treasury Management Strategy updated as required and Funding Plan updates reported quarterly to Board. • Policies and procedures/processes are in place for all aspects of financial management. • Delegation and segregation of financial duties across a qualified and experienced Financial Reporting Team (FRP). • General Financial management with review and reporting process from executives to FRP.
Strategic Risk 9 IT & Cyber Security Cautious (Yellow)	<ul style="list-style-type: none"> • Increase in malicious global cyber-security threats spread electronically. • Continuous development to reduce paper-based systems, digitise information, and streamline processes. • Lack of adherence to personal data security controls. • System lifecycle can lead to unsupported systems requiring further investment. 	<ul style="list-style-type: none"> • Digital Innovation Strategy for 2022-2025. • Cyber Incident Response Plan in place, monitored quarterly, obtained Cyber Insurance. • Data quality Continual Improvement approach. • Change and Demand Group, plans associated digital sprints with appropriate change control. • Greenfield Project and Lean Systems Reviews to improve data quality, processing of data for decision-making, and service delivery. • Data Governance Policy meeting regulatory requirements, qualified DPO in place with team to manage data incidents, subject requests, and maintain profile of data protection.

Strategic report of the Board *(continued)*

Strategic risks and mitigations continued...

Strategic Risk, Risk Appetite, and colour	Causes/key concern	Mitigations/Controls
Strategic Risk 10 Governance Cautious (Green)	<ul style="list-style-type: none"> • Insufficient, weak, or poorly evidenced systems of internal control and maintaining statutory compliance. • Inefficient Board operations/ planning, member experience and /or skill mix. • Unexpected financial loss by the organisation or customers as a result of Fraud or Money Laundering. 	<ul style="list-style-type: none"> • Registered with the RSH in accordance with the Regulatory Standards (G1/V2). • Annual review of compliance with current and future legislation. • Range of approved policies for all staff accessible via The Hub and part of mandatory training • Segregation of duties embedded within systems. • Terms of Reference in place for Board, committees, and IVDL. Annual Board succession and effectiveness review. Simple group structure providing clear oversight of activities, with intragroup agreement, design and build contract, and SLAs between IVHA and its subsidiary IVDL. • Risk Management Framework and risk register in place and assignment of risk owners, annually appraised against RSH Sector Risk Profile and internal auditors' risk profile. • Independent internal and external audits produced each year, conducted across the organisation. • Internal annual self-assessments against regulatory standards, codes of conduct and governance. • External governance reviews conducted where required (within 24/25).

Strategic report of the Board *(continued)*

Financial overview

Long term financial plan

Setting the long-term Financial Plan ('the Plan') for 2025-26 continued to be a challenging process due to the volatile external economic environment. We continually monitor economic forecasts and have used inflation and interest rate forecasts from our treasury advisors, the Bank of England (BoE) and other recommended Treasury sources. We have included a number of varying housing sector issues such as consumer standard implications, anticipated rent policy, cost of living crisis, the impact on our customers as well as the impact on rent arrears and void loss. We have also considered our carbon zero obligations and increasing and emerging building safety regulation as well as increasing customer expectations and the introduction of Awaab's Law.

Following in depth challenge and discussions the Plan was approved by Board in March 2025 and has been developed in the context of the current and forecast political, regulatory, and economic environment mentioned above. The Plan provides assurance of IVH's financial strength and viability, demonstrating ongoing compliance with funders' covenants. The Plan is underpinned by the investment in existing homes and the development programme which includes approved and pipeline schemes.

These key areas of investment determine our requirements for long term funding which has become increasing challenging due to the current economic climate, due to the rising interest rates and increased material costs.

However, since approving the Financial Plan, the Government Spending Review has provided more certainty for the sector in relation to the ten-year rent settlement of rent increases to be set at CPI+1% and the proposal under consideration of rent convergence. There have also been encouraging announcements in relation to access for housing associations to the Building Safety Fund and a commitment to an enhanced Affordable Homes Programme funding with grants for social rented homes prioritised. Combined with commitments to regeneration and Brownfield Land Funding, plus the Greater Manchester Combined Authority prioritisation of housing in their new Strategy and devolution settlement. There are also possible new routes to funding to support the sector to reach EPC C and the possibility of more beneficial loan finance products to support the increases in supply and the quality requirements of improving homes. IVH aims to explore these opportunities and ensure that our Financial Plan is reviewed to reflect the new operating environment with the challenges and opportunities on offer.

Asset Management Programme - following the various discussions held by Board during the year, IVH have enhanced its Asset Management Programme to ensure a golden thread is followed through from IVH's property data, identifying where investment is required, to its financial plan. The Board have agreed to increase their risk appetite on financial performance measures, such as VfM metric interest cover to allow an increased investment in existing homes. The 30-year capital investment in our existing homes within the Plan is £400m, including £56m over the first five years (excluding inflation). This investment is key to achieving our priority of providing safe and good quality homes and is based on the stock condition surveys completed to date, amended for specific IVH investment decisions and in-house information. As part of the Asset Management Strategy, we set out a plan to develop a 100% stock condition survey of our properties on a rolling 5-year basis, through both external and internal surveys.

Long-term carbon zero spend has been excluded from the Plan at this current iteration due to affordability and funding constraints. This will be reviewed as measures are clarified and funding routes explored further. IVH will be bidding for Wave 3 Warm Homes Funding and have therefore included within the Asset Management Programme £1.5m in year 1 and £2.5m in years 2 and 3 of carbon zero spend, to be match funded.

Strategic report of the Board *(continued)*

Development

IVH continue to be committed to providing more affordable homes and have included a modest development programme within the 2025/26 Plan. In 2024-25, we completed 18 new homes, with a further 238 new homes on-site or committed and 65 new homes approved to progress as at 31 March 2025.

The investment in the current development programme is £112.9 million over the first five years, supported by £38.4 million of grant and £5.4 million of proceeds from sales, with 484 new homes completing during this period. Of the total gross spend, £47.4 million relates to committed schemes (294 homes) and £65.6 million is uncommitted (190 homes).

Beyond this, the Financial Plan includes an uncommitted programme of an additional 185 homes from year six to eight (total 669). This requires a further £22.8 million of investment, supported by £4.6 million grant and £2.0 million shared ownership proceeds. The uncommitted programme is consistent with the prior year programme of 375 new homes. As outlined above, IVH is currently reviewing its future forecast development programme in light of the Spending Review outcomes which provide more certainty of grant levels and availability as well as the rent settlement and possible funding for regeneration.

Decisions to commit to the uncommitted schemes, will be based on economic forecasts, availability of grant, continual monitoring of cash balances, required loan draw downs and the impact on interest cover and gearing. It remains a strategic priority of IVH's to continue to develop new homes to help balance our portfolio of homes and to support addressing the continuing housing crisis.

Other assumptions

The Rent Policy implemented for 2025-26 allows rents to increase up to 2.7% for social rented properties, (CPI +1%).

The Plan makes allowance for inflationary pressures within the first 2 years, with a return to BoE estimate of 2% by 2027/28. Interest rates include a small risk buffer due to the continued economic uncertainty. The Plan assumed that rent increases of CPI +1% would be in place for the next 10 years, which was confirmed during the June Spending Review. We are also aware of the continuing challenges to the cost of living for our customers and colleagues. This is a key priority for Board ensuring that our strategies and procedures are fit for purpose to offer support and guidance to our customers who may be struggling.

The plan also considers the continued increase in repairs and maintenance spend and the impact of Awaab's Law, the increase in the asset management programme will provide some downward pressure on repairs spend within the future years.

Non-social housing

IVH has a small portfolio of non-social properties, including 54 market rented homes and 12 commercial properties. These are reviewed every year by the Board to ensure projected returns continue to be in line with our charitable investment policy. Valuations of our market rented properties are provided by external valuers.

In 2019, IVDL became a member of GMJV FundCo LLP along with nine other housing associations in Greater Manchester. GMJV FundCo LLP holds an 80% investment in Hive Homes (Greater Manchester) LLP with 20% equity held by the Greater Manchester Combined Authority (GMCA). The purpose of Hive Homes is to increase the supply of housing in the region, predominately housing for sale, with the long-term aim of generating returns from the joint venture to reinvest into the housing association's core social housing business.

In February 2024, IVH Board, along with the other investors, approved an extension of the Hive Homes Business Plan to 10 years (from 7 years). Across the 10 housing association partners and GMCA, total investment is £22.61m. IVH have invested £2.261k up to the end of March 2025 out of the total £3m planned and approved. Returns to the investors are made through interest payments and dividends.

Strategic report of the Board *(continued)*

Results for the year

The financial statements have been prepared in accordance with SORP (Statement of Recommended Practice) 2018 and FRS102 (The Financial Reporting Standard applicable in the UK and Republic of Ireland).

The group's operating surplus for the year was £8.5m (2024: £9.5m) which is 18.7% of turnover. This includes a surplus from the sale of housing properties of £0.9m (2024: £0.3m) and compensation income for building safety works of £0.4m.

Total group operating costs were £37.7m (2024: £33.4m). The increase is due to increased management costs, service costs and repairs. The increase consists of inflationary increases, increased number of repairs, as well as increased complexity of repairs and the increased needs of customers. Included within planned works are additional building safety works amounting to £346k. These works have been offset by corresponding income mentioned above. The operating surplus for the year is stated after charging depreciation on housing properties of £6.8m (2024: £6.4m) and the write-off on disposal of components of £1m (2024: £0.3m), the increase is due to the write-off of the render at Haughton Green, following the approval to remove the render from each tower block for customer safety.

Turnover from lettings increased by £3m to £43.9m (2024: £40.9m) due to the impact of the rent increase for social lettings and rent from new homes.

The total expenditure on repairs and planned maintenance, major repairs, and improvements to existing social lettings properties was £25.2m (2024: £22.9m). Of this amount, there was £8.6m (2024: £7.2m) relating to improvements, which has been capitalised and added to housing fixed assets.

Loss on ordinary activities before tax was £3.7m (2024: Surplus £2.2m). The loss is due to exceptional expenditure of £4.9m relating to the removal of render at Haughton Green tower blocks. The contract for removal was approved by Board in January 2025 and work commenced in March 2025, expected to finish towards the end of 2025. Customers have been kept informed of progress throughout the project and voids have remained at a relatively low level. This is an emerging risk and during 2025/26 Irwell Valley Homes will be exploring the future options in relation to these buildings. Total comprehensive loss is £3.2m (2024: Income £1.3m) which includes an actuarial gain on pension schemes of £0.4m (2024: Loss £0.9m).



Strategic report of the Board *(continued)*

Surpluses and reserves

The generation of annual surpluses is necessary to support the development of new homes and to provide for unforeseen events which may arise, ensuring that we can continue to meet our obligations to lenders. However as noted above IVH have generated a loss in 2024/25, predominately due to the Board decision to remove the render from Haughton Green tower blocks. The Group had reserves at 31 March 2025 of £77.6m (2024: £80.8m), which have been generated from surpluses over the years. The decrease in reserves to March 2025 is due to the loss in year.

Fixed assets

The group's total fixed assets (after accounting for depreciation) are £378.6m (2024: £359.1m). This includes the value of housing properties after depreciation of £365.5m (2024: £346.9m). These have been funded from Social Housing Grants of £127.1m (2024: £117.9m), loans and the group's own reserves.

Properties held for investment purposes reported during the year have been valued at £9.3m (2024: £8.5m). An impairment review has been carried out on all properties at 31 March 2025. Based on the current valuations no impairment has been recognised to date, the external valuation indicated an increase in value of £0.45m.

Fixed asset investments

Irwell Valley Housing Association Limited continues to hold the entire issued share capital of Irwell Valley (Development) Limited. IVHA, via IVDL, holds an investment of £2.261m in Hive Homes which reflects our share in the joint venture with nine other housing associations and GMCA. As at 31 March 2025, IVH foresees the investment to be repaid within the foreseeable future, based on this assumption the investment has been apportioned in the financial statements with £800k shown as an equity investment and the remainder within long term debtors.

Treasury management

The Treasury Strategy and Funding Plan Treasury Management Policy (TMP) reflect our key priority to invest in existing homes and deliver new homes. Group borrowings, primarily from banks and building societies are £185.6m (2024: £193.7m), which includes planned drawdowns less scheduled repayments on our existing borrowing.

The TMP sets out how we manage funding and liquidity risk to ensure that funding is agreed and available in advance of business requirements and interest rate exposure is minimised by fixed-term borrowings.

The TMP states that debt subject to fixed rates should ideally exceed 65% of total borrowings. At 31 March 2025, 76% (2024: 77%) of facilities were subject to fixed rates.

All loan covenants for the year to 31st March 2025 were met. Actual and forecast compliance is monitored monthly by the Leadership Team and quarterly by Board. The 30-year Financial Plan projects that all loan covenants will be met throughout the life of the Plan. The most restrictive loan covenants are shown in the following table. It should be noted that the funders' covenants are calculated on a different basis to the Value for Money metrics:

Covenants	Actual as at 31.03.2025	Compliant	Limit
Interest Cover	IVHA 205% (Group 197%)	✓	130% (min)
Gearing	39% IVHA (Group 39%)	✓	65% (max)
Asset Cover	153% IVHA & Group	✓	150% (min)

Strategic report of the Board *(continued)*

Security valuations

All our funding is secured by our housing stock, and in some cases the valuation for security purposes is based on Market Value – subject to tenancy (MV-STT or MV-T). Our tightest asset cover covenant is 150%, with headroom of 5%.

Cashflow and liquidity

The net cash generated from operations before interest costs and investment activities for the group was £13.8m (2024: £12.6m). Bank balances at the year-end were £21.6m (2024: £39.8m). The cash balance has reduced due to the increased development spend and investment in existing properties.

The TMP ensures that adequate liquidity is available, with a minimum requirement of 18 months to meet committed and uncommitted forecast expenditure, and a trigger point of 21 months to provide headroom above and beyond the minimum requirement. As of 31 March 2025, IVH had 28 months liquidity available which well above our trigger point. Cash balances are held in interest bearing accounts, Board agreed during the financial year to increase balance limits in individual accounts to take advantages of some banks providing more generous rates. Cashflow forecasts are reported within the quarterly finance and performance report to Board and to each Development & Major Projects Committee.

Going concern

The Board and Executive Team review the financial forecasts on a quarterly and monthly basis respectively. The continued impact of the cost of living and the uncertainty of the economic climate on IVH's activities has been monitored throughout the year.

The Financial Plan is underpinned by assumptions approved by Board, which reflect a level of prudence as a result of economic uncertainty reflecting high interest rates and repairs demand. The robustness of the Plan has been tested through rigorous stress testing, taking into account increases in inflation, interest rates rises and increased costs of materials and labour. Given the strength of the balance sheet, the availability of undrawn loan facilities of £60m, the Board believe that, while uncertainty exists given the extent of the stress testing we have carried out and the detailed mitigation plan we have in place, this does not pose a material uncertainty that would cast doubt on IVH's ability to continue as a going concern, and the accounts are prepared on this basis.



Report of the Board

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Financial statements

The Board presents its reports and audited financial statements of Irwell Valley Housing Association Limited for the year ended 31 March 2025. The consolidated statements have been prepared in accordance with Social Housing SORP 2018 and UK GAAP including FRS 102.

Legal status

Irwell Valley Housing Association Limited is incorporated under the Co-operative and Community Benefit Society Act 2014 and is a Registered Provider of Social Housing.

Activities

The Association exists for the benefit of the community and its principal activities are the management and development of social housing and related services.

Review of the year

A review of the business during the year is contained within the Annual Report of the Chair and the Strategic Report of the Board.

Results

The results for the year are set out in the financial statements on page [56-95](#).

Internal control

The Board has ultimate responsibility for ensuring that Irwell Valley Homes (IVH) group has an effective risk management and internal controls assurance framework in place. The risk management and internal controls framework is designed to manage rather than eliminate the risk of failure and to provide reasonable assurance against material misstatement or loss.

The IVH Combined Assurance Framework provides assurance to Board that risk is being appropriately managed and controlled. Assurance is derived from our three lines of defence as shown below.



Report of the Board *(continued)*

The IVH Combined Assurance Framework provides assurance to Board that risk is being appropriately managed and controlled. Assurance is derived from our three lines of defence as shown below.



First line of defence - This is formed by IVH Colleagues who are responsible for identifying and managing risk as part of their responsibility for achieving objectives. Collectively, they should have the necessary knowledge, skills, information, and authority to operate the relevant policies and procedures of risk control. This requires an understanding of IVH, its objectives, the environment in which it operates, and the risks it faces. This is the function that owns and manage risks.

Second line of defence - Provides the policies, frameworks, tools, techniques, and support to enable risk and compliance to be managed in the first line, conducts monitoring to judge how effectively they are doing it and helps ensure consistency of definitions and measurement of risk. This is the function that oversee or who specialise in compliance or the management of risk.

Third line of defence - This is provided by internal audit. Sitting outside the risk management processes of the first two lines of defence, its main roles are to ensure that the first two lines are operating effectively and advise how they could be improved. Tasked by, and reporting to the Audit & Risk committee, it provides an evaluation, through a risk-based approach, on the effectiveness of governance, risk management, and internal control to the Board and senior management. It can also give assurance to the Regulator of Social Housing and our external auditors that appropriate controls and processes are in place and are operating effectively. This is the function that provides independent assurance.

Report of the Board *(continued)*

Risk management is embedded across all areas at IVH – risk identification, evaluation, and the management of risk through associated controls is a continuous process:

- The strategic risks are identified and discussed by the Board at least annually at the strategy day with a focus on future horizon scanning, incorporating housing market and demand analysis, the Regulator of Social Housing sector risk profile, and the consideration of risks specific to IVH's corporate priorities.
- The strategic risks are reviewed at least every six months by the Board, or more frequently if the profile of risk moves as a result of business changes, sector changes or events in the external operating environment. The Board considers the controls we have in place to mitigate any possible impacts of the risk occurring.
- The operational risks cascade from the strategic risks – the Leadership team work closely with operational managers to identify and implement suitable controls for each operational/sub risk.
- The Audit & Risk Committee are provided with assurance on a quarterly basis that our key risks are being managed as part of our Combined Assurance Framework. On an annual basis, the Audit & Risk Committee reviews the effectiveness of the internal control system on behalf of the Board, and this is discussed by the Committee as part of the preparation of the annual accounts.
- A three-year risk-based Internal Audit programme is in place to provide assurance relating to the operation and validity of the system of internal control. The Plan is discussed and approved by the Audit & Risk Committee using a risk-based approach. The Plan is reviewed, updated, and agreed with the Committee on an annual basis in line with any new or emerging risks. Our independent Internal Audit service during the year was provided by Forvis Mazar LLP.
- At the end of each financial year, the Internal Auditors provide the Audit & Risk Committee with an annual report which summarises the audit work undertaken during the year, the scope and outcome of the work completed and the Auditor's annual statement on internal controls assurance.
- The 2024-25 Internal Audit annual report stated *"On the basis of our audit work, our opinion on the framework of governance, risk management, and control is Moderate in its overall adequacy and effectiveness. This assessment reflects the findings from the work completed to date and the one report in draft at the time of reporting (Cyber: Role Based Access Control). We noted some areas in which the control environment could be improved. We raised 'Medium' priority recommendations within each of the reviews undertaken in 2024/25. 'High' priority findings were also raised within the Core Financial Controls: Rent Setting audit. Five of the seven strategic audits conducted in 2024/25 received a 'Moderate' opinion and the remaining two received 'Limited'. These matters have been discussed with management, to whom we have made several recommendations. All of these have been, or are in the process of being addressed, as detailed in our individual reports. IVH has performed well with the implementation of internal audit actions. The average implementation rate for the year was 93%"*
- IVH monitor risk ratings against the RSH sector risk profile and Mazars Sector Risk profile, which contains emerging risks producing an annual gap analysis comparing our strategic risks. This has also been monitored on IVH's risk management database, Decision Time.
- A Fraud Policy is in place covering prevention, detection and reporting of fraud and the recovery of assets. Any incidents of fraud or attempted fraud are recorded in the IVHA Public Register and reported to Audit & Risk Committee annually. During 2024-25 no cases of fraud were recorded.

Report of the Board *(continued)*

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Corporate governance

- The Board is committed to achieving the highest standards of corporate governance in its management and oversight of IVH. The Board have adopted the National Housing Federation (NHF) model rules, the NHF Code of Governance and the NHF Code of Conduct. From April 2021, the Board adopted the new 2020 NHF Code of Governance and the NHF Code of Conduct for 2022-23.

Statement of compliance by the Chair of the Board

As part of our co-regulatory commitment, the Board reviews our compliance with:

- the economic standards set by the Regulator of Social Housing (RSH), including the Governance, Financial Viability, Rent and Value for Money Standard.
- the Consumer Standards set by the RSH.
- legislative requirements; and
- the 2020 NHF Code of Governance and the NHF Code of Conduct.

We currently have no areas of non-compliance with the above and the Board is satisfied that effective processes are in place to evidence our compliance. Our full supporting document can be viewed on our website.

www.irwellvalley.co.uk



Report of the Board *(continued)*

Statement of Board's responsibilities under the Co-operative and Community Benefit Societies Act 2014 for a Registered Social Landlord

The Board members are responsible for preparing the Report of the Board and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Society law and social housing legislation require the Board members to prepare the financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

In preparing these financial statements, the Board members are required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and accounting estimates that are reasonable and prudent.
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice: Accounting by Registered Social Housing Providers 2018 has been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and Association will continue in business.

The Board members are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and Association's transactions and disclose with reasonable accuracy at any time the financial position of the Group and Association and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

They are also responsible for safeguarding the assets of the Group and Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board is responsible for ensuring that the Report of the Board is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

Financial statements are published on the Group and Association's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the Group and Association's website is the responsibility of the Board members. The Board members' responsibility also extends to the ongoing integrity of the financial statements contained therein.

Disclosure of information to auditors

The Directors, who held office at the date of the approval of this report, confirm that, so far as they are each aware, there is no relevant information which the auditors need to be made aware of; and each Director has taken all the steps that they ought to have taken as a member to make themselves aware of any relevant audit information and to establish that Azets Audit Services are aware of that information.

Auditors

The Audit services are provided by Azets Audit Services, who were awarded the contract for three years from April 2024.

Approved by the Board on 22nd September 2025
and signed on their behalf by

Niki Stockton

Niki Stockton
Chair

Value for money

What Value for Money means for Irwell Valley Homes

Irwell Valley Homes (IVH) is committed to providing Value for Money for our customers and other stakeholders who benefit from or support our services. Our Value for Money (VfM) Strategy covers the period from 2023-2026 and has been developed in the context of our strategic priorities and the external operating environment in which we operate.

For IVH, VfM means delivering high quality services and homes to both existing and new customers using an optimal combination of cost and quality, whilst at the same time ensuring the sustainability of our assets:

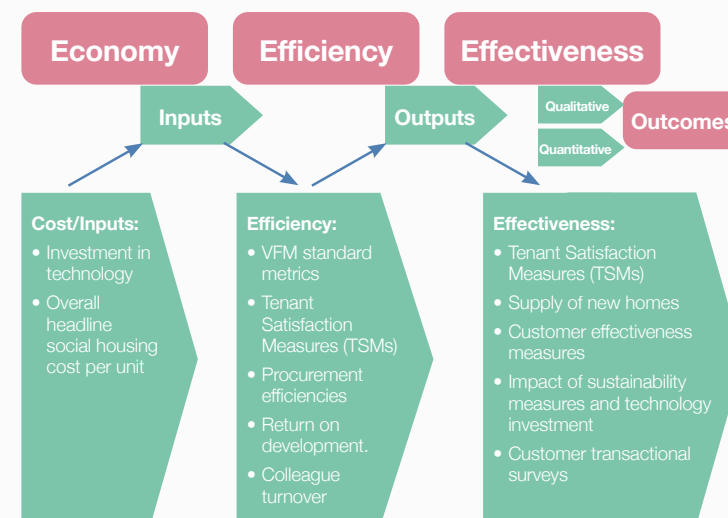
- **Cost** – consideration of both short term and whole life cycle costs.
- **Quality** – ensuring we provide services and homes that are fit for purpose and meet our standards, as described in our customer offer, as well delivering added social value.
- **Sustainability** – consideration of the economic, social, and environmental impact of our assets

The VfM savings efficiencies that we achieve help us to maintain our financial strength and to maintain the confidence of external stakeholders. Surplus VfM gains are reinvested in:

- New or improved services - to meet customer needs and preferences.
- Existing homes - where this has an economic or social benefit, we will ensure we help customers live successfully in their homes and community.
- New homes - which helps address the shortage of affordable homes as well as improving our asset base to ensure the long-term sustainability of our business.

Irwell Valley Homes' mission is **to ensure people live well in their homes and communities**. IVH are all about people. The people who live in our homes, the people living in the communities we serve, and the people we work with. They are at the heart of what we do. Each financial decision, operating decision, and corporate decision IVH make is to ensure our mission is achieved.

Our mission is incorporated into the Corporate Plan through our three corporate priorities, the way we reinvest our VfM gains ensures we are working towards achieving our corporate priorities. Achieving VfM is often described in terms of the '3 E's' – economy, efficiency, and effectiveness. IVH monitor the achievement of the 3 E's using the following performance measures:



The Regulator of Social Housing (RSH) has a VfM Standard, published in April 2018, which sets out the following requirements for all housing associations:

- A robust approach to decision making and a rigorous appraisal of potential options for improving performance.
- Regular and appropriate consideration by the board of potential VfM gains across their whole business.
- Have appropriate targets in place for measuring performance.

Value for money (continued)

In order to measure the performance of the housing association sector in a consistent way, the RSH has set a defined set of VfM performance metrics (known as the “core VfM metrics”). These metrics allow the Regulator and IVH, to compare performance against peer groups and to explain why performance differs from others, in the context of our own organisation and operating environment.

VfM table one – Core metrics performance

metric	definition	type	Irwell Valley Homes			peer group ¹
			2024/25 group	2024/25 target	2023/24 group	2023/24
1: Reinvestment	Investment in properties including both in existing and new homes, as a percentage of the value of total properties held.	Efficiency	7.61%	9.5%	5.2%	9.6%
2: New supply delivered	Social: The number of new social housing units acquired or developed in the year as a proportion of total social housing units owned at period end.	Effectiveness	0.23%	0.2%	0.68/%	1.2%
	Non-social: The number of new non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at period end.	Effectiveness	0.0%	0.0%	0.0%	0.0%
3: Gearing	How much of the adjusted assets (on a net book value basis) are made up of debt and the degree of dependence on debt finance. It is an indicator of appetite and scope for growth.	Efficiency	45%	47%	44%	41.3%
4: Interest cover based on earnings before interest, tax and depreciation, less major repairs (EBITDA MRI)	A key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates compared to interest payable.	Efficiency	78%	100%	98%	126.7%

¹ Registered providers across Northwest, excluding LSVTs.

Value for money (continued)

VfM table one – Core metrics performance continued

metric	definition	type	Irwell Valley Homes			peer group ¹
			2024/25 group	2024/25 target	2023/24 group	2022/23
5: Headline social housing costs	This includes management, service costs, routine & planned maintenance, major repairs, lease costs, capitalised major repairs and other social housing costs. This total cost is divided by the total social housing units owned/managed at year end.	Economy	£5,022	£4,664	£4,328	£4,819
6: Operating margin	Social Housing operating margin: The operating surplus generated from social lettings as a proportion of turnover from social lettings. This demonstrates the profitability of operating assets before exceptional expenses are taken into account.	Efficiency	18%	24%	24%	16.9%
	Overall operating margin: The overall operating surplus before the gain on disposal of housing assets, as a proportion of overall turnover.		17%	24%	22%	16.6%
7: Return on capital employed	Compares the operating surplus to total assets, less current liabilities and is a common measure in the commercial sector to assess the efficient investment of capital resources.	Efficiency	2.2%	2.9%	2.5%	2.9%

Value for money (continued)

Commentary on the core VfM metrics

1. Reinvestment

We have invested £19.2m (2024: £10.7m) in developing new homes and a further £8.6m (2024: £7.2m) in our existing homes. Despite this spend our reinvestment ratio is below our target which is due to slippage in our development programme following continued delays in planning applications and uncertainty around Homes England funding on a number of schemes. Consistent with the prior year the Asset Management Programme has been fully spent within 2024-25, with some additional reactive capital replacements which collectively has had a positive impact on our reinvestment ratio.

Within the 2025-26 Financial Plan, IVH have committed to a development programme of 294 new homes and including an uncommitted programme of 375 new homes up to 2033, year eight of the Plan (*noting that this is subject to review following the Spending Review announcements*). Over the first five years of the Plan, the total capital investment in existing homes is £55.6 million, the reinvestment ratio target is 9.95% for 2025-26.

2. New supply

During the year, we have completed 18 affordable rent homes on one scheme. New supply is in line with the target of 0.2%, IVH are below the peer average of 1.2% (2023/24).

Within the 2025-26 Financial Plan the development programme includes £135.7 million investment in new homes over the first eight years, supported by £42.9 million of grant and £7.5 million of proceeds from sales.

Decisions to commit to the uncommitted schemes, will be based on economic forecasts, availability of grant, continual monitoring of cash balances, required loan draw downs and the impact on interest cover and gearing. It remains a strategic priority of IVH's to continue to develop new homes.

3. Gearing

The gearing ratio is 45% against a target of 47%. Our gearing ratio is above the peer group average of 41.3%, historically we have been below our peer group but as we progress with our development programme, our level of borrowing has increased since 2018-19.

Our funding covenant for gearing is measured on a different basis and is 39% for the year end against a covenant limit of 65%, providing headroom of £69m against our trigger point of 54%.

4. Interest cover (EBITDA MRI)

This metric is based on a more stringent measure of interest cover than we have in our funding agreements, however it is monitored by Board through our quarterly finance reports.

During the year, the Board approved additional spend compared to the Financial Plan to meet the demand in routine repairs and to support the Repairs Transformation Programme which is aimed at improving services and in readiness for new legislation relating to Awaab's law.

The 2025-26 Financial Plan has taken into account the additional challenges faced within the sector and Board have consequently revised the risk triggers associated with EBITDA MRI. Within 2025-26 IVH the target EBITDA MRI is 45%, with a risk trigger of 40%, decreasing to 38% in year 3 and 107% in year 5. Board have approved an increase in risk appetite for EBITDA MRI adopting a 'Be Brave' approach. On this basis, the Financial Plan includes increased investment in our existing homes, delivery of further improvements in energy efficiency, continued development of new homes, and improvements to our repairs service.

The key driver of the increased investment is meeting the new regulatory standards around decency and safety and improving customer experience, which will drive customer satisfaction. The increased investment will also deliver efficiency savings over the medium term, through repairs efficiencies and improved service delivery over time.

The key financial ratios are forecast to meet all key thresholds. The key forecast indicators in the Financial Plan demonstrate ongoing financial viability and compliance with loan covenants, as well as headroom to withstand some risk.

Value for money *(continued)*

5. Headline social housing cost per unit

The headline social housing cost is £5,020 per property in 2024-25, which is above our target and our peer average. The cost per unit is due to the approved additional spend relating to the increase in maintenance and compliance costs caused by increased expectations and demands.

Our headline social housing cost in forecast to be £5,063 per property in our baseline Financial Plan for 2025-26.

6. Operating margin

The overall operating margin, excluding surplus on sales has decreased slightly from 22% to 17% and is below the target for the year, the fall is due to the agreed additional spends on routine repairs and compliance. The operating margin for social housing is higher than the overall margin at 18%.

The overall operating margin is 19% within the first year of the 2024-25 Financial Plan, then increases to 30% by year 5.

7. Return on capital employed

This measure has decreased to 2.2% from 2.5% in the prior year, due to the fall in financial performance. The measure is below target due to decline in operating margin, against a slightly increased capital base. Investment decisions will continue to be made based on meeting agreed parameters for returns on new investment.



Value for money (continued)

VfM table two - Additional VfM measures against Corporate Priorities

corporate priority	definition	type	Irwell Valley Homes		
			2024/25 actual	2024/25 target	2023/24 actual
Making a difference in the communities we serve	Percentage of customers engaged who are in arrears	Effectiveness	45%	45%	41%
Providing safe and good quality homes and services	Proportion of non-emergency repairs completed within our target timescale. <i>(new VFM metric)</i>	Efficiency	78%	75%	-
Providing safe and good quality homes and services	Channel shift	Effectiveness	38%	40%	41%
Providing safe and good quality homes, services	Ratio of responsive repairs to planned maintenance	Efficiency	45%	43%	49%
Providing more affordable homes	Void rent loss as a percentage of rent due	Efficiency	1.4%	0.9%	1.4%
Supporting colleagues to enjoy work, learn and grow.	Colleague attendance - average number of sick days excluding long- term sickness	Effectiveness	3.5 days	4 days	3.15 days
	Colleague turnover percentage	Effectiveness	16%	20%	14%
Supporting colleagues to enjoy work, learn and grow.	Proportion of IT spend on business change and innovation	Economy	32%	29%	27%

Value for money (continued)

Commentary on our additional VfM metrics:

- **Percentage of general needs customers engaged who are in arrears** - Throughout the year the Rents team and front-line colleagues continued to deliver the Rent Action Plan and embedded a “rent first” culture across all customer facing teams, resulting in the 45% target being achieved at the end of the year. The number of customers and the total arrears have decreased during the year.

The Income and Tenancy Sustainment Teams continue their efforts through initiating repayment agreements, financial inclusion, or tenancy support cases, and being as proactive as possible in contacting customers.

- **Proportion of non-emergency repairs completed within our target timescale** - As a result of the Repairs Transformation Project which was implemented in 2024-25, IVH have exceeded the target of 75% with a year end result of 78%. The aim of the new operating model is to create a more stable workforce, increased capacity with the teams, and sharper focus on performance. Performance continues to improve in the first quarter of 2025-26.
- **Channel shift** - This ratio quantifies the transfer of manual transactions to digital. The shift to greater digital methods provides ease and convenience for our customers, who can log or report a repair, complaint, complement at any point during the day or night. The percentage has reduced from 2023-24 and is lower than

the 40% target at 38%. The Customer Service Team discuss our digital options with customers on each call, supporting them to register on the portal and self-serve. As part of the customer transformation project, we are introducing Intuitive call diverting to locality teams, which should reduce call backs and increase channel shift.

- **Ratio of responsive to planned** - This measure is above target at 45% due to due to the in year agreed reforecast on responsive repairs to address the increased demand and aged work in progress. This outcome of which can be seen in improved customer satisfaction and the increase in the number of jobs completed within target time. As we continue to invest in our existing stock, this metric will reduce, as less repairs are required due to the increased planned works on each home. As at 31 March 2025 76% of IVH's stock have received stock condition surveys, the data gathered has been analysed, ensuring spend is allocated efficiently. Within 2025-26, the ratio is expected to reduce to 40% as a result of the Repairs Transformation Project and planned investment.
- **Rent loss from voids** - This was higher than target for the year and in line with 2023-24 performance, due to more voids requiring major works (this has also impacted costs) and the increase in the number of voids. The number of void properties in year generated a void loss of 1.4% against a target of 0.9%.

Positive improvements have been realised in Q1 in respect of this, with the average re-let days brought within target, standing at 17 days in April.

- **Colleague attendance** - This was below target at 3.5 days across each department. A robust approach to return-to-work interviews and sickness absence triggers is in place and is adhered to by managers. Our Sickness Absence Policy is in place to support colleagues and all managers receive regular briefing updates. We have in place colleague benefits, such as MediCash and Perkbox which provide access to mental health support, as well as access to Occupational Health and person-centred ‘Stress’ Risk Assessments when issues present.
- **Colleague turnover** - This was 16% against a target of 20%, the results of the annual colleague survey shows colleagues are proud to work at IVH, which is reflected within the colleague turnover.



Value for money (continued)

- **Proportion of IT spend on business change and innovation Investment in technology** - We continue to improve our systems to ensure our work processes are as efficient as possible for our customers and colleagues. The metric is above the target set, due to additional transformation and opportunities identified during the year.

Understanding our Properties Assets

At the end of the financial year, IVH had reached 76% of stock condition surveys (SCS) under 5 years of age, with the remaining 24% to be accessed by the end of Q3 in 25/26, subject to access. Using the data compiled from the surveys conducted external and internal a new asset management plan has been developed and fed into the 2025-26 Financial Plan.

At the start of the year IVH had a completion target of 80% SCS but reforecast to 75% within the year due to challenges with accessing customers homes. We utilise a combination of external consultants and internal surveyors to complete these surveys so we also receive external validation on our assumptions. We also collect energy performance information at the same time to inform our strategic planning for EPC C and Net Zero targets.

During 2024/25, we also implemented bespoke asset management software for us to collect, store and review our asset data in a consistent and efficient manner. It's forecasting functionality allows us to formulate programmes and identify potential decent homes issues easily. This has allowed us to plan with more confidence and transparency, removing reliance on spreadsheets.

We also reviewed our Asset Management Policy and commenced work on the production of our new Asset Strategy, with the intention of implementing in Q1 of 2025/26, to run to 2028.

We completed a restructure of our Asset Management and Homes team to create capacity within the Asset team to tackle major and complex repairs. There is now a specific process and dedicated forum for colleagues to collectively review complex issues to ensure the organisation is making the right investment decisions on these cases.

One of the key actions in the new strategy will be to enhance our options appraisal methodology to comprehensively identify and assess poor performing stock, which will then be escalated to our internal Property Forum for review.

As well as monitoring against the VFM metrics noted above, IVH have also set out our approach to delivering social purpose, having a positive impact on the environment, and remaining a well-managed organisation within our Sustainability Framework. Within the framework we have a number of future targets to increase the impact we make to our community and environment every year. Within the IVH VfM annual metrics we have included specific measures to monitor our carbon footprint and impact on the environment.



Value for money *(continued)*

VfM table three – Annual VfM measures

corporate priority	definition	type	Irwell Valley Homes		
			2024/25 actual	2024/25 target	2023/24 actual
Making a difference in the communities we serve	Benefits and grants gained for customers (£)	Effectiveness	£556k	£150k	£503k
Making a difference in the communities we serve	Investment in green technology (annual)	Effectiveness	£1,195k	£100k	£1,140k
Provide safe, affordable, and good quality homes	Additional properties at EPC C or above by 2024/25 (Year 2)	Effectiveness	71	100	375

Value for money *(continued)*

Commentary on Annual VfM measures

Social Value generated by Customers.

The Tenancy Sustainment team have maximised customers' income to the value of £542k during the year in benefits and grants to support customers. £433k has circulated to IVH through housing related benefits, DHP's and APAs. The remaining £109k has directly helped improve customers' financial circumstances.

The Tenancy Sustainment Team also secured a further £31k worth of energy vouchers for 83 customers, and we helped 50 customers with a total value of £32k to reduce monthly bill debt, both through the HACT Fuel Fund. These customers were at risk of disconnection by their energy provider, the funding through the HACT campaigns prevented this.

This year we supported 9,008 people with help towards training and employment, including via regular jobs fairs held at our Oasis Community Resource Centre and through the DWP hubs which are held there. We also employed 10 apprentices, either directly or through our contractors, and have supported work experience placements and volunteering through our community centre and café.

IVH's Cost of Living Fund, contributed to via social value offers from our contractors, provided £14k worth of energy and food vouchers for customers in financial crisis.

Investment in green technology

During the year, IVH focused on a programme of retrofit to 134 properties via the Social Housing Decarbonisation Fund (SHDF) at a total project cost of c £1.5m. This work was aligned with our main roofing programme to achieve efficiencies and consisted of measures including solar panels, cavity wall and loft insulation. We also commenced a programme of retrofit assessments in order to further inform our understanding of our homes and in preparation for future funding requirements.

Additional properties at EPC C or above

During the year, based on the works conducted through our investment programmes a total of 71 properties were converted to EPC C or above.

Responsibilities & reporting

The Board is ultimately responsible for setting the VfM Strategy and ensuring we are achieving VfM in all operations across our organisation. They must be satisfied the actions taken to improve our VfM metric performance are adequate and will generate the optimal benefit from our resources and assets. The Audit & Risk Committee is responsible for monitoring and scrutinising the achievement of VfM metrics and the target efficiencies based on the Procurement Plan. Day to day responsibility for delivering VfM is delegated to the Leadership Team and budget holders. Delivering our VfM targets requires an organisation-wide approach, which is embedded in the way we do things. VfM needs to be at the forefront of all investment decisions and plays a key part in process improvement. Collaboratively we need to prioritise our resources to deliver the best possible outcomes for customers and other stakeholders.



Independent auditors report to the members of irwell valley housing association limited

Opinion on financial statements

We have audited the financial statements of Irwell Valley Housing Association Limited (the 'association') and its subsidiary (the 'Group') for the year ended 31 March 2025 which comprise the group and association statement of comprehensive income, the group and association statement of financial position, the group and association statement of changes in reserves, the group statement of cashflows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally

Accepted Accounting Practice) the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008, the Statement of Recommended Practice (SORP) accounting by Registered Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2025 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008, the Statement of Recommended Practice (SORP) accounting by Registered Social Housing Providers 2018 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 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 members' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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



Independent auditors report to the members of irwell valley housing association limited *(continued)*

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The board members are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- The information given in the Strategic and Board Report or the financial year for which the financial statements are prepared are not consistent with the financial statements; or
- adequate accounting records have not been kept; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the board

As explained more fully in the Statement of the Board members' responsibilities set out on [page 37](#), the board members are 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 members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the board members are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board members either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Independent auditors report to the members of irwell valley housing association limited (*continued*)

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 is available on the Financial Reporting Council's website at: <https://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 and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.



Independent auditors report to the members of irwell valley housing association limited *(continued)*

This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud.
- Reviewing minutes of meetings of those charged with governance.
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the association through enquiry and inspection.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.

- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

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

Azets Audit Services

Susanna Cassey (Senior Statutory Auditor)

For and on behalf of Azets Audit Services

Fleet House, New Road, Lancaster, LA1 1EZ

29 Sept 2025

Group and association statement of comprehensive income

		Group		Association	
		2025	2024	2025	2024
	Note	£'000	£'000	£'000	£'000
Turnover	3	45,300	42,359	45,946	42,747
Operating Costs	3	(37,749)	(33,412)	(37,738)	(33,404)
First Tranche Sales	3		196	-	196
Surplus on sale of fixed assets	9	919	349	919	349
Total Operating surplus	8	8,470	9,492	9,127	9,888
Exceptional Item – Haughton Green		(4,856)	-	(4,856)	-
Investment income from joint venture		59	29	-	-
Interest receivable and similar charges	7a	1,294	1,128	1,268	1,094
Interest payable and similar charges	7b	(9,020)	(8,802)	(9,020)	(8,802)
Gift aid receivable	-	-	-	198	141
Movement in valuation of investment properties	12	451	326	451	326
Movement in valuation of fixed asset investments					
(Loss)/Surplus on ordinary activities before tax	-	(3,602)	2,172	(2,832)	2,647
Tax on surplus on ordinary activities	10	(59)	-	-	-
(Loss)/Surplus for the year		(3,661)	2,172	(2,832)	2,647
Actuarial gain/(loss) in respect of pension schemes	29	422	(902)	422	(902)
Total comprehensive (loss)/income		<u>(3,239)</u>	<u>1,270</u>	<u>(2,410)</u>	<u>1,745</u>

The notes on pages 56 to 95 form part of these financial statements.

Group and association statement of changes in reserves

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Balance as at 1 April 2024	80,821	79,550	83,801	82,056
Total comprehensive (loss)/income for the year	(3,239)	1,270	(2,410)	1,745
Balance as at 31 March 2025	77,582	80,821	81,391	83,801

The notes on pages 56 to 95 form part of these financial statements.

Group and association statement of financial position

	Note	Group		Association	
		2025	2024	2025	2024
		£'000	£'000	£'000	£'000
Fixed Assets					
Housing properties	11	365,507	346,921	369,420	345,321
Investment properties	12	9,265	8,451	9,265	8,451
Tangible fixed assets	13	2,864	2,765	2,864	2,765
Fixed asset investment	14	800	800	-	-
Homebuy properties	15	181	181	181	181
		378,617	359,118	381,730	356,718
Debtors: due after one year	16	2,924	2,846	2,763	2,685
Current assets					
Trade & other debtors	16	5,832	4,277	7,051	11,344
Stock	17	881	255	910	255
Cash & cash equivalents	-	21,620	39,760	21,136	39,398
		28,333	44,292	29,097	50,997
Creditors: falling due within one year	18	(19,922)	(18,366)	(19,828)	(19,530)
Net current assets/(liabilities)		8,411	25,926	9,269	31,467
Total assets less current liabilities		389,952	387,890	393,762	390,870
Creditors: due after one year	19	(304,596)	(303,006)	(304,596)	(303,006)
Provision for liabilities					
Pension – Defined benefit liability	22	(2,819)	(4,063)	(2,819)	(4,063)
Haughton Green Remedial	22	(4,856)		(4,856)	
Office Dilapidations	22	(100)		(100)	
Total net assets		77,581	80,821	81,391	83,801
Capital and reserves					
Non-equity capital	25	-	-	-	-
Revenue reserves		77,581	80,821	81,391	83,801
Total reserves		77,581	80,821	81,391	83,801

The notes on 55 to 94 form part of these financial statements.

The financial statements were approved by the Board and signed on its behalf on 23 September 2025.

Niki Stockton

Chair

Niki Stockton

Shahida Latif-Haider

Board Member

Shahida Latif-Hader

Samantha Young

Secretary

Samatha Young

Group statement of cash flow

	Note	2025 £'000	£'000	2024 £'000	£'000
Net cash generated from operating activities	26		13,797		12,635
Cashflow from investing activities					
Purchase and improvement of housing properties		(27,355)		(17,122)	
Purchase of tangible fixed assets		(618)		(731)	
Proceeds from sale of housing properties		1,418		666	
Grant received		10,348		2,578	
Investment in Joint Ventures		83		(1,271)	
			(16,124)		(15,880)
Cash flow from financing activities					
Interest paid		(9,285)		(8,750)	
Interest received		1,247		888	
Repayment of borrowings		(7,776)		(6,695)	
Loan received				40,000	
New borrowing fees				-	
			(15,183)		25,443
Net change in cash and cash equivalents			(18,140)		22,198
Cash and cash equivalents at 1 April			39,760		17,562
Cash and cash equivalents at 31 March			21,620		39,760

Notes to the consolidated financial statements

Legal status

Irwell Valley Housing Association Limited is incorporated under the Co-operative and Community Benefit Society Act 2014 and is a Registered Provider of Social Housing.

Principal accounting policies

The financial statements are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing providers and comply with the Accounting Direction 2019.

The financial statements are presented in pound sterling and rounded to the nearest thousand unless otherwise stated.

Going concern

The financial statements have been prepared on a going concern basis. The Group and Association's business activities, together with the factors likely to affect its future development, performance and position are set out in the strategic report of the board on [pages 10 to 32](#).

The Group and Association has long-term debt facilities in place to fund its future development aspirations as well as to provide adequate resources to finance committed reinvestment and day to day operations. The Association also has a long-term business plan which shows that it is able to service these debt facilities whilst continuing to comply with lenders' covenants.

The Financial Plan is underpinned by assumptions approved by Board, which reflect a level of prudence as a result of economic uncertainty. The robustness of the Plan has been tested through rigorous stress testing, taking into account increases in inflation, interest rates rises and increased costs of materials and labour. The Group continue to carry out stress testing on the Plan throughout the year and analyse the monthly forecast results.

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



Notes to the consolidated financial statements *(continued)*

Significant judgements and estimates

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

- Adjustment to net interest on net defined pension - FRS 102 requires that the net interest on the net defined benefit liability is calculated using the liability discount rate for the scheme.
- Categorisation of housing properties - the Group and Association undertake a detailed review of the intended use of all housing properties. In determining the intended use, the association has considered if the asset is held for social benefit or to earn commercial rentals. The review is conducted in line with the Charitable Investment Policy reviewed and approved by Board.
- Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. The association has relied on an external valuation of its investment properties as at 31 March, the group are satisfied that the external consultant has estimated a reasonable fair value.
- Impairment - the association assessed at 31st March, whether an indicator of impairment exists, if an indicator exists the Group and Association perform an impairment assessment at property scheme level. Indicators of impairment are examples of the following: Change in government policy, regulation or legislation, a change in demand of the properties or a material reduction in market values.

- Capitalisation of property development costs - Distinguishing the point at which a project is more likely than not to continue, allowing capitalisation of associated development costs requires judgement. After capitalisation management monitors the asset and considers whether changes indicate that impairment is required.

Estimation uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below:

- Useful lives of depreciable assets - Management reviews its estimate of the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to deterioration of assets, technological obsolescence that may change the utility of certain software and IT equipment and changes to decent homes standards which may require more frequent replacement of key components.
- Defined benefit obligation (DBO) - Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses (as analysed in Note 29).
- Recoverability of rent arrears - Management estimate the recoverability of rental bad debts at each reporting date, as well as monthly for management accounts purposes. The estimate is based on the life of the debt and the situation of individual customers.

Basis of consolidation

The financial statements for the Group are the results of the consolidation of the financial statements of the association and its subsidiary undertakings at 31 March 2025.

Details of these subsidiaries are given in note 28.

Turnover recognition

Turnover substantially represents rental income receivable together with income from services to other housing associations and amortised capital grant and revenue grant from local authorities.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids. Income from sales of properties built for sale is recognised at the point of legal completion of the sale.

Charges for support services funded under Supporting People are recognised as they fall due under the contractual arrangements with Administering Authorities. Community regeneration income is recognised as the income is received.



Notes to the consolidated financial statements *(continued)*

Service charges

The Group adopts the variable method for calculating and charging service charges to its tenants and leaseholders. Expenditure is recorded when a service is provided and charged to the relevant service charge account or to a sinking fund. Income is recorded based on the estimated amounts chargeable.

Taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in income and expenditure, except that a change attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated. Deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

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

Value Added Tax

The Group and Association 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 Association and not recoverable 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 which meet the criteria of a basic financial instrument as defined in Section 11 of FRS 102 are accounted for under an amortised historical cost model.

Direct costs incurred in connection with the issue of a basic financial instrument are deducted from the proceeds of the issue. Finance interest, transaction costs and associated premium or discount are charged to the Statement of Comprehensive Income using either the effective interest rate (EIR) method or on a straight-line basis where not materially different. The EIR method spreads all associated costs over the life of the instrument by comparing the borrowing amount at initial recognition and amount at maturity. On the basis that the difference produced by the two methods is not material, these costs have been amortised on a straight-line basis in this set of financial statements.

Debtors

Short term debtors are measured at transaction price, less any appropriate provision for estimated irrecoverable amounts. A provision is established for irrecoverable amounts when there is objective evidence that amounts due under the original payment terms will not be collected. The amount of the provision is recognised in the Statement of Comprehensive Income.



Notes to the consolidated financial statements *(continued)*

Creditors

Short term trade creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs.

Employee Benefits

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

Pensions

The association participates in defined contribution and defined benefit pension schemes. Since April 2016 we have no active members of the defined benefit scheme.

Following an actuarial valuation for 31 March 2025 the share of underlying assets and liabilities of the defined benefit scheme belonging to participating employees has been identified and recognised as a liability within the financial statements.

Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses.

Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements.

Shared ownership properties are split proportionally between current and fixed assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as unsold current assets and any sales made during the year are included within turnover. The remaining element is classed as fixed asset and included in housing properties at cost, less any provisions needed for depreciation or impairment.

Donated land and other assets

Land and other assets donated by local authorities and other government sources are added to cost at the fair value of the land at the time of the donation. Where the land is not related to a specific development and is donated by a public body an amount equivalent to the increase in value between fair value and consideration paid is treated as a non-monetary government grant and recognised on the statement of financial position as deferred income within liabilities. Where the donation is from a non-public source, the value of the donation is included as income.

Fixed asset investments

Fixed asset investments are accounted for at cost less any impairment at year end.

Homebuy properties

Homebuy loans are treated as concessionary loans. They are initially recognised as a loan at the amount paid to the purchaser and are subsequently updated to reflect accrued interest and any impairment loss is recognised in income and expenditure to the extent that it cannot be offset against the Homebuy grant. The associated Homebuy grant is recognised as deferred income until the loan is redeemed.

Freehold land is not depreciated. Leasehold properties are amortised over the life of the lease or their estimated useful economic lives.

Notes to the consolidated financial statements *(continued)*

Investment properties

Investment properties consist of market rented, commercial properties and other properties not held for social benefit or for use in the business. The purpose of holding these assets is to generate surpluses to apply to Irwell Valley's charitable purposes. Investment properties are measured at cost on initial recognition and subsequently at fair value as at the year end, with changes in fair value recognised in income and expenditure.

Government grants

Government grants include grants receivable from Homes England (HE), local authorities, and other government organisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accruals model.

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 HE.

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 income in the Statement of Comprehensive Income. If there is a requirement to recycle the grant upon disposal of the associated property, the Group and Association is required to recycle grant proceeds and recognise them as a liability.

Other grants

Grants received from non-government sources are recognised using the performance model. A grant which does not impose specified future performance conditions is recognised as revenue when the grant proceeds are received or receivable. A grant that imposes specified future performance-related conditions is recognised only when these conditions are met. A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Depreciation of housing properties

The association separately identifies the major components which comprise its housing properties, and charges depreciation, so as to write-down the cost of each component to its estimated residual value, on a straight-line basis, over its estimated useful economic life.

The association depreciates the major components of its housing properties at the following length of time:

Component	Years
Structure	100
Roof	50
Windows & Doors	30
Boilers	15
Kitchens	20
Bathrooms	30
Heating & Ventilation	20
Electrics	30
Fencing	20
Lifts	30
Road Surfacing	40
Fires	20
Other fixtures & fittings	12
Lighting	15
Cladding	30
Solar Panels	25

Freehold land is not depreciated. Leasehold properties are amortised over the life of the lease or their estimated useful economic lives.

Notes to the consolidated financial statements (continued)

Scheme Equipment

Scheme equipment is for the refurbishment or replacement of equipment, which are capitalised and then depreciated over the estimated useful life of the item and are service charged to the residents over the useful economic life:

Scheme Equipment	Years
Blinds & Curtains	12
Disabled adaptations	8
CCTV & Aerials	15
Communal furniture	15
Door entry	15
Communal fire equipment	15
Communal lighting	15
Floor covering & carpet	12
Lifts	30
Cladding	30
Security & digital	15
White goods	8

Impairment

From 1 October 2020, the association has increased social housing rents by CPI plus 1% in accordance with the Housing and Planning Act 2016. Following the continued economic and political uncertainty the association considered this as a trigger for impairment.

As a result, we estimated the recoverable amount of our housing properties and other tangible fixed assets in accordance with SORP 2018 and compared this to the carrying amount of our assets to determine if any impairment loss has occurred. Where able, the association have instructed external valuations and discussed the impact of the economic situation on housing properties with our valuer, JLL. Any major remedial property projects have been reviewed separately and assessed on their carrying amount and any committed remedial works. Based on these assessments and discussions, we do not consider there to be an impairment charge against social housing properties or other tangible fixed assets.

Other tangible fixed assets

Depreciation is provided on all other tangible fixed assets, at rates calculated to write off each asset evenly over its expected useful life as follows:

- Improvement to leaseholders – over the term of the lease
- Fixtures, equipment and computer equipment – between 3-15 years

Gains or losses arising on the disposal of other tangible fixed assets are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised as part of the surplus/deficit for the year.

Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the leased asset to the Group and Association. All other leases are classified as operating leases.

Assets held under finance leases are recognised initially at fair value of the leased asset (or, if lower, the present value of minimum lease payments) at the inception of the lease. The corresponding liability to the lessor is included in the statement of financial position as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation using the effective interest method to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are deducted in measuring profit or loss. They are included in tangible fixed assets, depreciated and assessed for impairment losses consistent with owned assets.

Rentals payable under operating leases are charged to income and expenditure on a straight-line basis over the lease term, unless the rental payments are structured to increase in line with expected general inflation, in which case the Group and Association recognises annual rent expense equal to amounts owed to the lessor. The aggregate benefit of lease incentives is recognised as a reduction to the expense recognised over the lease term on a straight-line basis.

Notes to the consolidated financial statements *(continued)*

Provisions for liabilities

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

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

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value using a pre-tax discount rate. The unwinding of the discount is recognised as a finance cost in Statement of Comprehensive Income in the period it arises. The Group and Association recognises a provision for annual leave accrued by employees as a result of services rendered in the current period, and which employees are entitled to carry forward and use within the next nine months. The provision is measured at the salary cost payable for the period of absence.



Notes to the consolidated financial statements *(continued)*

3a. Turnover, cost of sales, operating costs and operating surplus

Group	Turnover £'000	2025 Operating Costs £'000	Operating surplus £'000	Turnover £'000	2024 Operating Costs £'000	Operating surplus £'000
Social housing lettings	43,892	(35,971)	7,921	40,880	(31,067)	9,813
Other social housing activities						
Supporting people contracts	573	(860)	(287)	521	(642)	(121)
Community regeneration	117	(279)	(162)	122	(324)	(202)
First Tranche Sales (note 9)	-	-	-	-	-	196
Surplus on sales of fixed assets (note 9)			919	-	-	349
Development activities	7	(60)	(53)	13	(259)	(246)
	44,589	(37,170)	8,338	41,536	(32,292)	9,789
Non-social housing activities - lettings	711	(579)	132	823	(1,120)	(297)
	45,300	(37,749)	8,470	42,359	(33,412)	9,492

Notes to the consolidated financial statements *(continued)*

3a. Turnover, cost of sales, operating costs and operating surplus

	Turnover	2025 Operating Costs	Operating surplus	Turnover	2024 Operating Costs	Operating surplus
Association	£'000	£'000	£'000	£'000	£'000	£'000
Social housing lettings	43,892	(35,971)	7,921	40,880	(31,067)	9,813
Other social housing activities						
Supporting people contracts	573	(860)	(287)	521	(642)	(121)
Community regeneration	117	(279)	(162)	122	(324)	(202)
First Tranche Sales	-	-	-	-	-	196
Surplus on sales of fixed assets (note 9)	-	-	919	-	-	349
Development activities	653	(49)	604	401	(251)	150
	45,235	(37,159)	8,995	41,924	(32,284)	10,185
Non-social housing activities – lettings	711	(579)	132	823	(1,120)	(297)
	45,946	(37,738)	9,127	42,747	(33,404)	9,888

Notes to the consolidated financial statements *(continued)*

3b. Group and Association – Income and expenditure from social housing lettings

	General needs housing	Low-Cost Home Ownership	Supported housing & housing for older people	Association and Group Total	Association and Group Total
				2025	2024
	£'000	£'000	£'000	£'000	£'000
Rent receivable net of service charges	31,835	1,798	4,502	38,135	35,201
Service charges receivable	1,289	666	1,664	3,619	3,340
Amortised government grants	1,214	63	157	1,434	1,401
Government grants taken to income	-	-	-	-	-
Other income	617	28	59	704	938
Turnover from social housing lettings	34,955	2,555	6,382	43,892	40,880
Management	4,983	268	727	5,978	4,973
Services	2,486	608	1,998	5,092	3,696
Routine repairs	9,723	470	1,309	11,502	10,926
Planned repairs	3,691	611	749	5,051	4,334
Major repairs	-	-	-	-	12
Rent losses from bad debts	450	20	71	541	346
Depreciation of housing properties	5,754	298	746	6,798	6,443
Component write off	854	44	111	1,009	337
Other costs	-	-	-	-	-
Operating costs on social housing lettings	27,941	2,319	5,711	35,971	31,067
Operating surplus on social housing lettings	7,014	236	671	7,921	9,813
Rent losses from voids	403	51	99	553	511

Notes to the consolidated financial statements *(continued)*

4. Accommodation in management and developments

At the end of the year the number of units in management for each class of accommodation as shown within the table.

	Owned not managed. No. Units	Managed not owned. No. Units	Owned and managed. No. Units	Total owned and managed. No. Units 2025	Total owned and managed. No. Units 2024
General needs – social rent	-		6072	6072	6,072
General needs – affordable rent			246	246	228
Low-Cost Home Ownership			192	192	197
Supported Housing	171		164	335	344
Supported Housing – affordable rent	24		-	24	24
Supported Housing for older people			457	457	457
Intermediate rent			135	135	137
Non-social rent	47		59	106	104
Social leased			237	237	237
Non-social leased			-		0
Total	242	-	7562	7804	7,800
Accommodation in development at year end					
Social rent				79	0
Affordable rent				141	148
Low-Cost Home Ownership				9	9
Rent To Buy				0	0
Total				229	157

Notes to the consolidated financial statements *(continued)*

4. Accommodation in management and developments

Reconciliation Unit numbers

	General Needs - social Rent	General Needs - affordable rent	Low Cost Home Ownership	Supported	Intermediate Rent	Other	Total
Opening Unit Numbers	6072	228	197	825	137	341	7800
New stock into management	-	18		-	-	-	18
Other gains	-	-	-	-	-	-	0
Sales to Local authorities	-	-	-	-	-	-	0
Sales to another RP	-	-	-	-	-	-	0
Sales to Open Market	-	-	-	-3	-	-	-3
Sales to tenant's freehold	-1	-	-5	-	-	-	-6
sales to tenant's leasehold	-	-	-	-	-	-	0
Other losses	-	-	-	-4	-	-	-4
Movement within category	1	-	-	-2	-2	2	-1
Net change in stock	0 ¹	18 ²	-5 ³	-9 ⁴	-2 ⁵	2 ⁶	4
Closing unit numbers	6072	246	192	816	135	343	7804

1 RTB, homes repurposed from 2 supported to 1 GN

2 18 new build affordable homes,

3 5 Full staircased shared ownership properties

4 3 open market sales, 3 units corrected, 2 units re-purposed and 2 units consolidated to 1 unit

5 2 properties Transferred to Investment properties from IMR

6 2 properties Transferred to Investment properties from IMR

Notes to the consolidated financial statements *(continued)*

5. Directors' emoluments and expenses

Group and Association

Executive Directors

	2025	2024
	£'000	£'000
Remuneration and fees (excluding pension contributions)	518	470
National insurance	67	60
Pension contributions	45	41
Expenses allowances (subject to tax)	43	39
	<u>673</u>	<u>610</u>

The total amount payable to the Chief Executive, who was also the highest paid director in respect of emoluments (Gross Salary, Car Allowance and National Insurance) was £218k (2024 - £208k). Pension contributions of £16k (2024 - £15k) were made to a money purchase scheme on her behalf. The Chief Executive has no enhanced or special terms in relation to the pension scheme.

Board members

	2025	2024
	£'000	£'000
Fiona Carr	0	3
Nikki Stockton – Chair	15	16
Shahida Latif – Haider	11	11
Gemma Bell-Smith	9	9
Laureen Donnan	6	5
Jane Healey-Brown	9	8
Adam Warburton	0	5
Rachael McCullough	1	5
Guy Millichamp	6	5
Gareth Rees	6	5
Christie Finegan	6	5
Alan Ramsay	4	0
Jade Taylor	3	0
Adam Warburton	4	0
Total	<u>76</u>	<u>77</u>

The aggregate amount of emoluments payable to Board of Management was 2025 £76k (2024: £77k). Total expenses reimbursed to the Board of Management were 2025 £nil (2024: £nil).

Notes to the consolidated financial statements (continued)

6. Employees

Group and Association

Average number employed

Directors & Board

Office & Operational Staff

Part Time

Full Time

Total

Full time equivalent (calculated based on a standard working week of 35 hours)

Staff costs

Wages & Salaries

Redundancies

Social Security Costs

Pension Costs

Salary bandings for employees above £60,000 per annum

£60,000 - £70,000

£70,001 - £80,000

£80,001 - £90,000

£90,001 - £100,000

£100,001 - £110,000

£110,001 - £120,000

£120,001 - £130,000

£130,001 - £140,000

£140,001 - £150,000

£150,001 - £160,000

£160,001 - £170,000

£170,001 - £180,000

£180,001 - £190,000

£190,001 - £200,000

	2025 Number	2024 Number
Directors & Board	16	16
Office & Operational Staff	281	264
	297	280
Part Time	47	50
Full Time	250	230
Total	297	280
Full time equivalent (calculated based on a standard working week of 35 hours)	275	257

	2025 £'000	2024 £'000
Wages & Salaries	10,959	9,658
Redundancies	76	-
Social Security Costs	1,043	902
Pension Costs	630	555
	12,708	11,115

	2025	2024
£60,000 - £70,000	5	2
£70,001 - £80,000	4	6
£80,001 - £90,000	4	1
£90,001 - £100,000	2	1
£100,001 - £110,000	-	1
£110,001 - £120,000	-	-
£120,001 - £130,000	1	1
£130,001 - £140,000	-	-
£140,001 - £150,000	-	-
£150,001 - £160,000	1	-
£160,001 - £170,000	-	-
£170,001 - £180,000	-	-
£180,001 - £190,000	-	1
£190,001 - £200,000	1	-
	18	13

A defined contribution pension scheme is operated by the Group and Association on behalf of the employees. The assets of the scheme are held separately from those of the group in an independently administered fund.

The remuneration paid to staff (including Executive Management Team) earning over £60,000 upwards.

Notes to the consolidated financial statements *(continued)*

7a. Interest receivable and other income

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Interest receivable on bank deposits	<u>1,294</u>	<u>1,128</u>	<u>1,268</u>	<u>1,094</u>

7b. Interest payable and similar

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Interest on bank loans and overdrafts	8,845	8,633	8,845	8,633
Net interest on net defined benefit liability	175	169	175	169
	<u>9,020</u>	<u>8,802</u>	<u>9,020</u>	<u>8,802</u>



Notes to the consolidated financial statements *(continued)*

8. Operating surplus

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Is stated after charging:				
Depreciation:				
- Housing Properties	6,798	6,443	6,798	6,443
- Scheme Equipment	143	145	143	145
- Other Tangible Fixed Assets	340	367	340	367
Loss on Disposal:				
- Housing properties - components	(1,008)	(337)	(1,008)	(337)
- Scheme Equipment	(38)	(2)	(38)	(2)
- Other Tangible Fixed Assets	-	(111)	-	(111)
Operating Lease Charges:				
- Plant and Machinery	422	379	422	379
- Other	320	339	320	339
Auditor Remuneration:				
- For audit services	53	51	45	43
- For non-audit services	-	-	-	-
- Tax compliance	6	6	3	6

Notes to the consolidated financial statements *(continued)*

9. Surplus on sale of fixed assets - housing properties

	Group and Association	
	2025	2024
	£'000	£'000
1st Tranche Sales		
Proceeds	-	750
Cost of Sales	-	(554)
Surplus	-	196
RTB/RTA Sales		
Proceeds	134	397
Cost of Sales	(27)	(170)
Surplus	107	227
Full Staircased		
Proceeds	591	270
Cost of Sales	(354)	(148)
Surplus	237	122
Outright Sales		
Proceeds	693	-
Cost of Sales	(118)	-
Surplus	575	-
Total Sales excluding 1st Tranche	919	349

Notes to the consolidated financial statements *(continued)*

10. Tax on surplus on ordinary activities - Group

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Analysis of tax credit for the period				
Current Tax				
UK Corporation tax at 25%				
Deferred Tax				
Origination and reversal of timing differences				
Tax on profit on ordinary activities				
 (Loss)/Profit on ordinary activities before tax	(2,773)	2,173	(3,030)	2,647
 Profit on ordinary activities multiplied by 25% tax	(694)	543	(758)	662
 Fixed Asset Differences	1,851	1,765	1,851	1,765
Income not taxable/deductible	(12,146)	(11,252)	(12,146)	(11,213)
Expenses not deductible for tax purposes	11,101	8,940	11,053	8,786
Tax relief for gift aid	-	-	-	-
Tax Adjustment for GMJV	-	-	-	-
Adjustments to tax charge in respect of previous periods	(4)	4	-	-
Deferred tax not recognised		-	-	-
Gift aid distribution	(49)			
Total tax charge for the period	59	-		

Notes to the consolidated financial statements *(continued)*

11. Housing properties - Group

	Housing Properties				Under Construction			Total
	Social Housing	Non-Social Housing	Intermediate Market Rent	Shared Ownership	Social Housing	Intermediate Market Rent	Shared Ownership	
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cost								
At 1 April 2024	388,501	2,159	18,037	11,875	8,578	2,554	-	431,704
Replaced components	8,443	13	181	10	-	-	-	8,647
Construction costs					13,576	4,413	1,185	19,174
Transfer to Investment Properties	(235)		(204)					(439)
Transfer to Housing Properties	4,737			(18)	(4,737)		18	-
Transfer to Assets Held for Sale							(592)	(592)
1st Tranche Adjustment								
Disposal of Components	(2,779)	(19)	(25)					(2,823)
Disposal of Housing Properties/Staircasing Sales	(193)			(369)				(562)
At 31 March 2025	398,474	2,153	17,989	11,498	17,417	6,967	611	455,109
Depreciation								
At 1 April 2024	80,683	473	2,394	1,233	-	-	-	84,783
Charged in year	6,420	33	259	88	-	-	-	6,800
Transfer to Investment Properties	(41)	-	(35)	-	-	-	-	(76)
Disposal of Components	(1,786)	(19)	(13)	3	-	-	-	(1,815)
Disposal of Housing Properties/Staircasing Sales	(53)	-	-	(37)	-	-	-	(90)
At 31 March 2025	85,223	487	2,605	1,287	-	-	-	89,602
NBV At 31 March 2025	313,251	1,666	15,384	10,211	17,417	6,967	611	365,507
NBV At 31 March 2024	307,818	1,686	15,643	10,642	8,578	2,554	-	346,921

The net book value of housing properties held by freehold are £280m (2024: £261m) and leasehold are £85m (2024: £86m). The Group and Association had property with a net book value of £220m pledged as security at 31 March 2025 (2024: £226m).

Notes to the consolidated financial statements (continued)

11. Housing properties - Association

	Housing Properties				Under Construction			Total
	Social Housing	Non-Social Housing	Intermediate Market Rent	Shared Ownership	Social Housing	Intermediate Market Rent	Shared Ownership	
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cost								
At 1 April 2024	390,126	2,159	18,254	12,027	4,921	2,617	-	430,104
Replaced components	8,443	13	181	10	-	-	-	8,647
Construction costs					18,850	4,622	1,243	24,715
Transfer to Housing Properties	4,983			(18)	(4,983)		18	-
Transfer to Investment Properties	(235)		(204)					(439)
Transfer to Assets Held for Sale							(621)	(621)
1st Tranche Adjustment								
Disposal of Components	(2,779)	(19)	(25)					(2,823)
Disposal of Housing Properties/Staircasing Sales	(193)			(369)				(562)
At 31 March 2025	400,345	2,153	18,206	11,650	18,788	7,239	640	459,021
Depreciation								
At 1 April 2024	80,683	473	2,394	1,233	-	-	-	84,783
Charged in year	6,418	33	259	88	-	-	-	6,798
Transfer to Investment Properties	(41)	-	(35)	-	-	-	-	(76)
Disposal of Components	(1,786)	(19)	(13)	3	-	-	-	(1,815)
Disposal of Housing Properties/Staircasing Sales	(52)	-	-	(37)	-	-	-	(89)
At 31 March 2025	85,222	487	2,605	1,287				89,601
NBV At 31 March 2025	315,123	1,666	15,601	10,363	18,788	7,240	639	369,420
RounNBV At 31 March 2024	309,443	1,686	15,860	10,794	4,921	2,617	-	345,321

Notes to the consolidated financial statements *(continued)*

11. Expenditure on works to existing properties

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Amounts capitalised	8,646	7,156	8,646	7,156
Amounts charged to income and expenditure accounts	<u>16,553</u>	<u>15,234</u>	<u>16,553</u>	<u>15,234</u>



Notes to the consolidated financial statements *(continued)*

12. Investment properties - Group

The Group's and Association's freehold commercial investment properties were subject to an external valuation as at 31 March 2025. This valuation was carried out by JLL under instruction from the Officers of Irwell Valley Housing Association Limited.

	Group and Association	
	2025	2024
	£'000	£'000
At 1 April	8,451	8,052
Additions from Housing Properties	363	73
Movement in Valuation	451	326
Disposal	-	-
At 31 March	9,265	8,451



Notes to the consolidated financial statements *(continued)*

13. Tangible fixed assets - Group and Association

	Scheme Equipment £'000	Leasehold Office Premises £'000	Computer Equipment £'000	Fixtures & Equipment £'000	Total £'000
Cost					
At 1 April 2024	3,275	39	1,953	942	6,209
Additions	302	-	315	1	618
Reclassification	-	(4)	-	4	-
Disposals	(149)	(35)	(554)	(406)	(1,144)
At 31 March 2025	3,428	-	1,714	541	5,683
Depreciation					
At 1 April 2024	1,777	37	1,005	625	3,444
Charged for the Year	143	-	302	38	483
RRReclassification	-	(2)	-	2	-
Disposals	(111)	(35)	(554)	(408)	(1,108)
At 31 March 2025	1,809	-	753	257	2,819
NBV At 31 March 2025	1,619	-	961	284	2,864
NBV At 31 March 2024	1,498	2	948	317	2,765

Notes to the consolidated financial statements *(continued)*

14. Fixed asset investments

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Investment in Joint Ventures				
GMJV – The Hive	800	800	-	-

Investments represent a 10% share in GMJV Fundco LLP, a Limited Liability Partnership incorporated in England & Wales. The Investment has been made in the form of an equity stake representing a 10% stake of the partnership with a value of £800k (2024 - £800k) and a debtor of £1,461k (2024 - £1,461k) due to the investment expected to be repaid within the foreseeable future. Interest is charged at 7.2% on the outstanding debtor balance.



Notes to the consolidated financial statements *(continued)*

15. Home buy properties

	Group and Association	
	2025	2024
	£'000	£'000
At 1 April	181	181
Movement within year	-	-
At 31 March	181	181



Notes to the consolidated financial statements *(continued)*

16. Debtors

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Amounts receivable after one year				
Loan to IVDL	-	-	1,300	1,300
THFC interest prepayment	1,463	1,385	1,463	1,385
Loan to GMJV	1,461	1,461	-	-
Total amounts receivable after one year	2,924	2,846	2,763	2,685
Amounts receivable within one year				
Rent and Service Charges	3,916	3,844	3,916	3,844
Less: Provision for Bad Debts	(1,583)	(1,205)	(1,583)	(1,205)
Amounts due from group undertakings	-	-	1,699	7,301
Other debtors	3,430	1,430	3,019	1,244
Other tax and social security	70	208	-	160
Loan interest prepayment	-	-	-	-
Total amounts receivable within one year	5,833	4,277	7,051	11,344
Total amounts receivable	8,757	7,123	9,814	14,029

17. Stock and Work In Progress

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Stock - Van & Materials	289	255	289	255
Shared Ownership Properties - Work in Progress	592	-	621	-
Shared Ownership Properties - Completed	-	-	-	-
	881	255	910	255

Notes to the consolidated financial statements *(continued)*

18. Creditors: amounts falling due within one year

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Social housing and other grants (see note 23)	1,434	1,409	1,434	1,409
Bank loans (see note 19)	7,704	8,101	7,704	8,101
Rent received in advance	976	996	976	996
Amounts due to contractors	1,078	109	17	109
Trade creditors	2,409	1,263	2,385	469
Recycled Capital Grant Fund (see note 24)	146	186	146	186
Amounts due to group undertakings	-	-	2,369	3,233
Other tax and social security	107	-	48	0
Other creditors	1,387	2,620	1,387	1,343
Accruals	4,681	3,682	3,362	3,684
	19,922	18,366	19,828	19,530

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

	2025	2024
	£'000	£'000
Social Housing and other grants (see note 23)	125,635	116,465
Bank loans	177,869	185,581
Recycled Capital Grant Fund (see note 24)	321	343
Homebuy grant	181	181
Other Creditors	590	436
	304,596	303,006

Notes to the consolidated financial statements *(continued)*

Debt Analysis

	Group and Association	
	2025	2024
	£'000	£'000
Debt on bank loans repayable as follows:		
Between one and two years	7,708	7,703
Between two and five years	17,365	25,080
In five or more years	152,796	152,798
	<u>177,869</u>	<u>185,581</u>
 In one year or less	 7,704	 8,101
	<u><u>185,573</u></u>	<u><u>193,682</u></u>

Housing loans from lending institutions are secured by specific charges on majority of the Group and Association's housing properties and are repayable at rates of interest of between 5.1% and 11.7%. The level of undrawn facilities at the year-end stands at £60m, this relates to a revolving credit facility with Danske of £30m and a £30m fixed term loan with Warrington Borough Council.

20. Financial instruments

	Group		Association	
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Financial Assets				
Debt instrument measured at amortised cost	<u>29,587</u>	<u>47,475</u>	<u>30,750</u>	<u>53,263</u>
Financial Liabilities				
Measured at amortised cost	<u>194,640</u>	<u>202,628</u>	<u>195,667</u>	<u>200,558</u>

Notes to the consolidated financial statements *(continued)*

21. Operating leases

As at 31 March 2023 and 2024, the Group and Association had annual commitments under non-cancellable operating leases as set out below:

	Group		Association	
	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Land and building				
Within 1 Year	183	379	183	379
Between 2-5 Years	-	1,303	-	1,303
After 5 Years	-	1,806	-	1,806
	183	3,488	183	3,488
Other operating leases				
Within 1 Year	374	339	374	339
Between 2-5 Years	311	413	311	413
After 5 Years	45		45	
	730	752	730	752

22. Provision for liabilities

	Group		Association	
	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Pension deficit liability (see note 29)	2,819	4,063	2,819	4,063
Haughton Green Remediation Works	4,856		4,856	
Office Dilapidation Costs	100		100	
	7,775	4,063	7,775	4,063

Notes to the consolidated financial statements *(continued)*

23. Deferred grant income

	Group and Association	
	2025	2024
	£'000	£'000
At 1 April	117,872	118,066
Grants received during the year	10,709	1,120
Grants recycled (from) /to the RCGF	(98)	226
Released to income in the year	(1,414)	(1,540)
At 31 March	127,069	117,872
Amounts to be released within one year	1,434	1,409
Amounts to be released in more than one year.	125,635	116,463
	127,069	117,872

24. Recycled Capital Grant Fund (RCGF)

	Group and Association	
	2025	2024
	£'000	£'000
At 1 April	529	559
Additions to fund	124	196
Utilised in the year	(186)	(226)
At 31 March	467	529
Amounts to be released within one year	146	186
Amounts to be released in more than one year	321	343
	467	529

Notes to the consolidated financial statements *(continued)*

25. Share Capital Group

	Group and Association	
	2025	2024
Shares of £1 each issued and fully paid		
At 1 April	9	9
Issued during the year	1	1
Surrendered during the year	(1)	(1)
At 31 March	9	9

The shares provide members with the right to vote at general meetings but do not provide any rights to dividends or distributions. The members' liability is limited to £1 on a winding up of Irwell Valley Housing Association Limited.



Notes to the consolidated financial statements (continued)

26. Notes to Group cash flow statement

Reconciliation of operating surplus to net cash generated from operating activities

	Group and Association	
	2025	2024
	£'000	£'000
(deficit)/surplus	(3,661)	2,172
First Tranche Sales surplus	0	(196)
First Tranche Sales Income		750
(Increase)/decrease in valuation of Investment Properties	(451)	(325)
Interest charge	9,020	8,802
Interest received	(1,294)	(1,128)
Surplus on the sale of housing properties	(919)	(349)
Bad debt	541	347
Depreciation charges	7,280	6,955
Loss on disposals	1,046	450
(Increase)/decrease in debtors	(794)	(1,367)
Amortisation of Housing Grant	(1,434)	(1,401)
Difference between net pension expense and cash contribution	(1,015)	(949)
Increase/(decrease in provision	4,956	
Decrease/(Increase) in creditors	522	(1,097)
Joint Venture receipt		(29)
	13,797	12,635

Net debt reconciliation

	1 April 2024	Cashflows	Non-cash movement	31 March 2025
	£'000	£'000	£'000	£'000
Cash at bank and in hand	39,760	(18,140)		21,620
Bank loans	(193,682)	7,776	333	(185,573)
Net debt	(153,922)	10,364	333	(163,953)



Notes to the consolidated financial statements *(continued)*

27. Capital commitments

	Group and Association	
	2025	2024
	£'000	£'000
Capital expenditure that has been contracted for but has not been provided for in the financial statements	<u>33,969</u>	<u>20,340</u>
Capital expenditure that has been authorised but not yet contracted for	<u>10,520</u>	<u>21,201</u>
	44,489	41,541
The group and association expect to finance the above commitments by:		
Loan facilities, shared ownership stair-casing sales and other trading cash flows	<u>44,489</u>	<u>41,541</u>



Notes to the consolidated financial statements *(continued)*

28. Related parties

	Group and Association	
	2025	2024
	£'000	£'000
Irwell Valley (Developments) Limited		
Intercompany balances		
Amounts owed in relation to design and build to IVHA	1,699	2,651
Cash amounts transferred to IVDL for the Rivington development	0	4,650
Amounts owed in relation to design and build to IVDL	2,369	3,233
Intercompany transactions		
Management fee charged to IVDL for Development & back office	646	388
Amounts recharged to IVHA for scheme contracts	16,584	8,624
GMJV - The Hive		
Investment in Joint Venture	800	800
Interest on debtor	88	83
Investment within the year	-	1,300

Other related parties

The Association has one resident Board of Management member, C Finegan had a £1 credit balance and rental charges for 2024/25 of £4,054.

Notes to the consolidated financial statements *(continued)*

29. Pension costs

	Group and Association	
	2025	2024
	£'000	£'000
<i>Fair value of plan assets, present value of defined benefit obligation and defined benefit asset (Liability)</i>		
Fair value of plan assets	17,502	17,796
Present value of defined benefit obligation	20,321	21,860
(Deficit) in plan	(2,819)	(4,064)
Unrecognised surplus	-	-
Defined (liability) to be recognised	(2,819)	(4,064)
Deferred tax	-	-
Net defined benefit (liability) to be recognised	-	-

	Group and Association	
	2025	2024
	£'000	£'000
<i>Reconciliation of opening and closing balances of the defined benefit obligation</i>		
Defined benefit obligation at start of period	21,860	22,050
Current service cost	-	-
Expenses	17	17
Interest expense	1,057	1,057
Member contributions	-	-
Actuarial losses due to scheme experience	703	(228)
Actuarial losses due to changes in demographic assumptions	-	(147)
Actuarial gains due to changes in financial assumptions	(2,668)	(165)
Benefits paid and expenses	(648)	(724)
Defined benefit obligation at end of period	20,321	21,860

Notes to the consolidated financial statements *(continued)*

Reconciliation of opening and closing balances of the fair value of plan assets

	Group and Association	
	2025	2024
	£'000	£'000
Fair value of plan assets at start of period	17,796	18,112
Interest income	882	888
Experience on plan assets (excluding amounts included in interest income) - loss	(1,543)	(1,442)
Employer contributions	1015	962
Member contributions	-	-
Benefits paid and expenses	(648)	(724)
Assets acquired in a business combination	-	-
Assets distributed on settlements	-	-
Exchange rate changes	-	-
Fair value of plan assets at end of period	17,502	17,796

Notes to the consolidated financial statements *(continued)*

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2024 to 31 March 2025 was (£661k) 2024 (£554k).

Defined benefit costs recognised in statement of the comprehensive income (SOCl)

	Group and Association	
	2025	2024
	£'000	£'000
Current service cost		-
Expenses	17	17
Net interest expense	175	169
Losses on business combinations		-
Losses on settlements		-
Losses on curtailments		-
Losses due to benefit changes		-
Defined benefit costs recognised in Statement of Comprehensive Income (SoCI)	192	186

Defined benefit costs recognised other comprehensive income (OCI)

	Group and Association	
	2025	2024
	£'000	£'000
Experience on plan assets (excluding amounts included in net interest cost) - (loss)	(1,543)	(1,442)
Experience gains and losses arising on the plan liabilities - (loss)	(703)	228
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - (loss)	-	147
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain	2,668	165
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain	422	(902)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) – gain	-	-
Total amount recognised in Other Comprehensive Income - gain	422	(902)

Notes to the consolidated financial statements *(continued)*

Assets	Group (and Association)	
	2025	2024
	£'000	£'000
Global Equity	1,961	1773
Absolute Return	-	695
Distressed Opportunities	-	627
Credit Relative Value	-	583
Alternative Risk Premia	-	565
Fund of Hedge Funds	-	-
Liquid Alternatives	3,245	-
Emerging Markets Debt	-	230
Risk Sharing	-	1,042
Insurance-Linked Securities	54	92
Property	877	715
Infrastructure	3	1,798
Private Equity	16	15
Real Assets	2,095	-
Private Debt	-	700
Opportunistic Illiquid Credit	-	695
Private Credit	2,142	-
High Yield	-	3
Credit	669	-
Investment Grade Credit	539	-
Cash	238	351
Corporate Bond Fund	-	-
Liquid Credit	-	-
Long Lease Property	5	115
Secured Income	292	531
Liability Driven Investment	5,300	7,242
Currency Hedging	28	(7)
Net Current Assets	38	31
Total assets	17,502	17,796

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

Notes to the consolidated financial statements *(continued)*

	Group and Association	
	2025	2024
<i>Key assumptions</i>		
Discount Rate	5.85%	4.91%
Inflation (RPI)	3.09%	3.14%
Inflation (CPI)	2.79%	2.78%
Salary Growth	2.97%	2.78%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance
	Life expectancy at age 65 (Years)	Life expectancy at age 65 (Years)
Male retiring in 2025	20.5	20.5
Female retiring in 2025	23	23
Male retiring in 2044	21.7	21.8
Female retiring in 2044	24.5	24.4

Notes to the consolidated financial statements *(continued)*

30. Joint Venture – GMJV The Hive

In 2019, IVDL, a fully owned subsidiary of Irwell Valley Housing Association Limited became a member of GMJV Fundco LLP with 9 other local registered providers. The LLP holds an 80% investment in Hive Homes LLP, a partnership which is helping to address growing housing crisis in Greater Manchester. IVDL made no contribution within the year (2024: £1.3m). Below is Hive Homes 31 March 2025 financial performance.

	GMJV Hive Homes	
	2025	2024 (Restated)
	£'000	£'000
Current Assets		
Work in Progress	15,591	23,701
Trade Debtors	270	110
Cash at bank	14,573	3,666
	30,434	27,477
Current liabilities		
Creditors	(3,629)	(3,015)
Net Current Assets	26,805	24,462
Reserves		
Members capital classified as equity	9,958	9,958
Members capital classified as debt	16,847	14,504
Profit and Loss Account	26,805	24,462

For a copy of the signed accounts please contact us.



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Irwell Valley Housing Association Limited is a charitable Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014 with registered number 20684R. Registered address: First Floor, Soapworks, Colgate Lane, Salford, M5 3LZ. Registered provider of social housing registered with the Regulator of Social Housing with RP number: L0061