

Cardiff Community Housing Association Limited

**Co-operative and Community Benefit Societies
Registered number: 21667R**

Welsh Government registration number: L035

**Financial statements
for the year ended 31 March 2025**

Cardiff Community Housing Association Limited

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Board of Management, Senior Executives and Advisors

Board of Management (Voting members):

Ms J Beauchamp (Chair) (appointed 01/10/2024)
Ms E Britton
Ms V Nawathe
Mr M Owen (resigned 30/09/2024)
Mr S Rooks (Vice Chair)
Mr A Singh
Ms D Ketter
Ms K Chamberlain
Mr N Harries
Ms O Owolabi
Ms F Ahmed
Mrs L Howells (appointed 01/03/2025)

Independent member of the Audit Committee (Non-voting)

Mrs L Laugharne (appointed 01/03/2025)

Senior Executives

Mr B Pickett Chief Executive
Mrs N Morgan Deputy Chief Executive
Mr A Bradley Corporate Director - Assets and Property
Ms K Ellis Corporate Director - Housing and Communities

Registered Office

Tolven Court
Dowlais Road
Cardiff
CF24 5LQ

External Auditors

Bevan Buckland LLP
Cardigan House, Castle Court
Enterprise Park
Swansea
SA7 9LA

Principal Bankers

Barclays Bank plc,
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GN

Internal Auditors

Forvis Mazars LLP
First Floor, Two Chamberlain Square
Birmingham
B3 3AX

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Strategic report

The last year has been one of continued change and success at Cardiff Community Housing Association. I am pleased to report a stable financial performance in our audited results. We exceeded our budgets and forecasts achieving a net surplus of £2.95 million compared to £2.47million in 2024. We had set a budget at the start of the year against a difficult economic background with high interest rates and inflationary pressures still causing issues for us, our staff and our tenants. However, the common thread across our budgets was our continued focus on our purpose of being a caring landlord.

A significant proportion of our expenditure was linked to repairs, maintenance and investment in our existing homes. We worked across the organisation to manage budgets and allowed flexibility where savings or additional investment income was realised repurposing to areas of greater needs such as void property budgets, to help bring homes back into management for those currently on the Cardiff social housing waiting list.

Mike Owen, who had served as Chair at CCHA for the past five years announced his retirement and left the organisation in September 2024. Mike was an inspirational leader who had a tremendous impact at CCHA, being instrumental in navigating the Association through some difficult times. I took over at the helm from Mike, having been a Board member at CCHA since June 2017. I am a passionate believer that provision of good quality affordable housing is a key factor for a successful and happy life and will use my skills and experience to

ensure that CCHA deliver on our role as a social landlord.

With the departure of Liz Evans and Jonny Jones in the summer of 2024, we welcomed Kirsty Ellis and Andrew Bradley onto our Corporate Leadership Team as Director of Housing and Communities and Director of Assets and Property respectively. Our Director of Central Services, Naveeda Morgan was promoted to Deputy Chief Executive in the final quarter thereby completing our new look Executive team led by Brian Pickett, our Chief Executive.

We launched our new Corporate Plan “Are we there yet?” during the year, which continues to focus our efforts on our core business of serving tenants and our vibrant communities. All our service and financial planning is laser focused on these areas. Since we launched our internal repairs service via the “M Team”, we have continued to improve performance and grow that team, so we deliver more maintenance directly, listening to our tenant’s wishes. Overall performance on our repairs is improving with a greater proportion delivered in target with really positive satisfaction results for work completed.

Our compliance spend for the year exceeded £1.1 million spread across fire, gas and water safety as well as electrical and asbestos testing. We conduct annual maintenance service checks for all lifts and alarms and this reflects our commitment to our landlord health and safety obligations to ensure our homes are safe for our tenants. This year saw our continued fire safety programme. Helped by Welsh Government HRRB funding, we have fire safety projects at several of our apartment blocks, keeping tenants safe

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in their homes, as well as giving us a firm foundation for anticipated legislation on building safety.

We invested more than £3.2 million as part of our planned programme in 2025 resulting in new kitchens, bathrooms, roofs, windows and doors for many of our tenants. We maximised funding opportunities resulting in nearly £4million of grant spend to invest in our homes. These included grants to help improve energy efficiency, building and fire safety, WHQS2 implementation and physical adaptation works.

We added 75 new homes to our portfolio of stock including both houses and flats across Cardiff with development expenditure totalling £17.9 million for the 12 months to 31 March 2025. This included new homes being built in developments such as Longcross House and Sant Silian and purchasing existing homes from the open market by utilising Welsh Government grant funding.

We also have over 90 homes in construction phase and have been successful in adding four new sites for new homes in the future. Those in construction include refurbishment of numbers 9 to 22 Moria Terrace, Adamsdown, a £7.5 million investment to bring 24 apartments back into use and associated commercial units. Going forward this will be known as Albert Quarter, recognising the history of the building and introducing a submarket rent for workers priced out of the private rented sector but not eligible for social housing.

Our supportive approach to rent arrears continues with an improved performance in that area. We have had another successful year working with the local authority to access Discretionary Housing Payments to support tenants struggling with rent

payments. We applied for over £230 thousand and were awarded £104 thousand to help our tenants clear large rent arrears balances. This work means huge amounts for our families, easing the worry of debt allows them able to maintain a long-term home.

We allocated hardship funds totalling £25 thousand to tenants over the year in the form of food and fuel vouchers as well as investing £39 thousand in neighbourhood improvements as identified by both tenants and the neighbourhood improvement teams including better bin stores and new gates.

We recognise that our staff are one of our biggest assets. Our strategy of retaining staff through development and internal promotion has really paid dividends in the year. Around a third of our staff have seen changes to job roles or obtained promotions, enhancing their pay. This year we hosted 2 placements under the Bright Futures scheme which provides employment experience for young adults leaving care.

Many of our staff undertook additional qualifications including 40 via Welsh Government funded courses with Gower College and a further 11 through our self-development fund. This is a dedicated pot of funding for colleagues to undertake professional qualifications and training every year. For our tenants we are building a team with longevity, and one with a deeper understanding of CCHA, its communities and tenants which we serve.

Our community investment work in 2024-25 continued, with events at our community centre hubs and our employability team supporting tenants with initiatives to help them back into

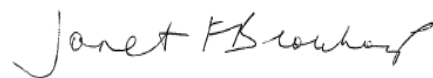
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employment. We remained the host RSL for both the Pathway to Board and Get into Housing projects for the third consecutive year, which have achieved impressive results in improving diversity at both Housing Association's and on Boards across South Wales. We have also secured grant funding from Welsh Government and financial contributions from partner RSLs for the Get into Housing Project for 2025-26. This is a reflection of the commitment by both our partner organisations (both RSL and non-housing partners) and Welsh Government and our shared commitment to improving equity and diversity across Wales.

We ended the financial year with some great news from Welsh Government's Housing Regulator and were delighted to achieve the "Green Compliant" judgement for both "Tenant Services & Governance" and "financial viability" in March 2025. The Regulatory assessment outlines how well CCHA is performing in relation to the Welsh

Government performance standards, and we were delighted with this external validation around the key aspects of our operations.

Looking forward, I am dedicated to working with our Board and Corporate Leadership Team to drive the organisation forward, deliver on our priorities and strategic objectives for our tenants, staff and stakeholders.



Janet Beauchamp
Board Chair
July 2025

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Annual Governance Statement/Internal Audit Control

Corporate Strategy

The Board continued its strategic direction of the organisation in 2024/25. During this period we continued implementing our Corporate Strategy 2024 – 2027 plan. The Corporate Strategy operates within the business framework which the Board has set. Our strategy is split into the following strategic headings:

- **A Caring Landlord** – We are committed to embodying our values in everything we do, ensuring our tenants 'feel' that we care. This means providing quality homes that are safe and affordable and delivering seamless, exceptional service.
- **A Community Champion and Anchor Organisation** – We want our communities to know that we are committed to investing in our heartlands and amplifying the voices of community members.
- **An Employer of Choice** – We want our current and potential employees to see us as a great employer and recommend us to others.
- **An Exceptional Developer of Affordable Homes** – We want to build new homes that families and individuals love to live in.
- **A Well Run, Sustainable, Financially Strong Business** – We want to be an organisation that is run well and financially strong to pursue its social purpose.

Cardiff Community Housing Association(CCHA) Limited is a community-based housing association whose core business aims are to provide a wide range of high-quality homes and services, supporting and regenerating communities in Cardiff. We will achieve this by:

- Providing great homes and excellent services;
- Understanding the needs of the communities that we serve and be an active advocate for their wellbeing and future;
- Recruiting and retaining a community focussed, diverse workforce who enjoy working as part of the team and act as ambassadors for the organisation;
- Working in partnership to develop new homes that contribute positively to our neighbourhoods and meet the diverse housing needs of the future; and
- Work in partnership to develop and sustain prosperous, resilient communities.

We continued to see a challenging period operationally in 2024/25. The sustained levels of inflation varying over the last 12 months presented financial challenges for CCHA and our Tenants. We worked closely with tenants in their homes with ongoing affordability challenges. We helped to apply for a maximise grants for Tenants to ensure they could sustain their tenancies with financial support

Our Board of Management

Strong and effective governance remains the foundation of our success, ensuring that the Board operates the highest levels of probity. In March 2025 we received our 'standard/standard' (highest) regulatory judgement from the Welsh Government. This outcome sets out how CCHA meets the regulatory standards and will continue to receive

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routine regulatory oversight from the Regulation team. We have continued to maintain governance, service delivery and financial viability to the highest levels.

Board and Committee Decision Making

The Board's central role is to direct the strategic direction of CCHA's work and be assured with its ongoing operations. The Board operates a supervisory model which clearly set out standing orders and delegations of authority with reserved matters. This is to ensure a clear divide on the decisions taken by the Board and those taken by the Corporate Leadership Team. We continued to operate clear schemes of delegations establishing a robust control and risk management framework.

The People and Customer Experience Committee (PACE) have continued to embedded our framework on customer voice over the last 12 months. The Committee received ongoing assurance on our 'Listen to Every tenant, Act upon what they say, Recommend and make improvements, Now feedback what has changed and Test that it has worked' (LEARNT) Framework. These changes have ensured that assurance on Tenants Voice is being provided to PACE and the Board. Ensuring that the Tenants voice is being heard and supporting routes to influence strategic decision making and the shaping of services has been further embedded over the last 12 months.

The Board met formally 11 times in 2024/25. The Board's structure is supported by committees and working groups which includes:

- Audit and Risk Committee;
- Development Committee;
- Remuneration Committee; and
- People and Customer Experience Committee (PACE)

Each committee meets throughout the year to discharge their duties and responsibilities under their terms of reference. Chairs of committees regularly report back on activities within the period.

Statement of Compliance with our Code of Governance

CCHA adopted the Community Housing Cymru Code of Governance. The Code reflects the Welsh Social Housing Sector's overall principles for good governance. The Board reviews compliance with the code with ongoing areas of improvement on a comply or explain basis. Our ongoing compliance with the provisions and principles of the Code are set out with an development plan to the Board. We continued to meet our adopted Code of Governance.

Audit and Risk Committee

The Audit and Risk Committee met five times during 2024/25. The Committee provides assurance to the board on the effectiveness of the risk and internal control frameworks, financial reporting and accounting whilst overseeing the internal and external audit functions. All members of the committee are independent non-executive members with a diverse range of experience across finance, audit, risk and business. The Committee is appointed by the board annually and is comprised of at least three board members and

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other independent members as directed by the Board. The Committee continues to be supported by one independent member who acts as an additional independent line of assurance outside of the Board.

The committee provides oversight and advice to the board on matters listed within its terms of reference and reports to the board on those areas after each meeting via the committee chair. The terms of reference are reviewed at least annually. The areas covered include areas of governance, statutory and legal compliance including health, safety, and fraud. The committee has the opportunity to hold private discussions with the internal and external auditors without the management team being present. The committee chair regularly holds one to one meetings with the Chief Executive, Corporate Director for Central Services and external partners to better understand any areas of concern or issues.

The Audit and Risk Committee receives assurance reports from a range of independent external sources as a third line of defence, these include:

- Internal audit reviews and compliance reports based on an agreed annual plan from the Committee, reviewed and linked against our risk management framework; and
- External auditor's management letters and report

The internal and external audit contracts continued in 2024/25. Forvis Mazars operated as the appointed provider for the organisation's internal audit service and Bevan Buckland LLP continuing as the external auditor. During the period, the Audit and Risk Committee continued to review the effectiveness of these contracts as part of their arrangements for assessing 'fitness to serve.'

Both internal and external audit providers undertake their work in accordance with a plan approved annually by the Audit and Risk Committee. These plans incorporate the overall risk management framework and match planned and emerging risks throughout the year. This continues to ensure that the Audit and Risk Committee can adapt its sources of assurance as risks emerge.

Internal Control

The Board is responsible for ensuring our business operates effectively in achieving its objectives. It is the Board's overall responsibility to ensure that the organisation has a system in place that identifies and manages risks. This includes effective internal control systems and procedures to minimise the loss through fraud, corruption, errors and mismanagement.

The Committee has an extensive agenda focusing on audit, risk and assurance and wider internal controls. Sources of assurance include:

- Internal audit
 - The Audit and Risk Committee receives, and reviews reports on all key internal controls to ensure they are working efficiently, effectively and being followed across the organisation. This includes controls for the prevention of fraud and irregularities;

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- The Committee considers reports presented and satisfies itself that management has resolved or is in the process of resolving outstanding actions; and
- Reviews and approves ongoing internal audit plans based on current and emerging risks as set out on the risk register.
- Internal Controls and Risk Management
 - Reviews the effectiveness of the Risk Management Framework;
 - Receives regular monitoring and reports of all risk related matters; and
 - Reports are set out within the overall three lines of defence risk model to demonstrate how strategic risk are being managed.
- Financial reporting
 - The Audit and Risk Committee reviews reports from the external auditors and other external assurance sources on areas where assurance is required; and
 - Review and discuss financial statements, consider accounting judgements and policies applied and assess the findings of the statutory audit and the integrity of financial reporting with quarterly Oresults.
- External Audit
 - Reviews the proposed audit plans including key audit risks, audit reports on financial statements and any other relevant areas of focus.

The Audit and Risk Committee has overseen the conclusion of the internal and external audit plan. Working closely with internal and external auditors the committee carefully monitors the progress of the internal and external audit function.

The Board has strategies in place for preventing, detecting and the recovery of assets of the association with:

- Fraud and corruption;
- Bribery; and
- Money laundering.

Risk assessments associated with these strategies are reviewed and suspected irregularities are reported to the Audit and Risk Committee.

CCHA has received the internal audit annual report which highlighted a range of key control checks, data integrity checks and standalone audits. The following audits were undertaken during the 2024/25:

Lift Safety

Employer Health & Safety Income Management & Arrears

Data Integrity

Complaints Management

Key Controls Health Checks (2)

Follow Up Audits (2)

As in prior years, no critical recommendations were raised. We marginally dropped below the 85% best practice implementation rate to 80%.

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Risk Management

Managing risk is integral if we are to operate in an effective, safe, and dutiful manner. 2024/25 continued to present a challenging operating risk environment. The Regulatory Framework from the Welsh Government, details requirements for the Board to understand the risks facing the organisation and to clearly demonstrate that there are effective controls in place to manage them. This requirement was achieved via delegations to the Audit and Risk Committee with regular reports to the Board.

Effectively managing Risk

We operate a formal Risk Framework which is approved by the Board. This framework articulates the risk appetite of the Board and places clear responsibility for risk management with the Board.

We operate a three lines of defence model. This is carried out by:

- First line of assurance;
 - Day to day management of risks in line with the Risk Framework and set risk appetite by the Board;
 - Operationally identifying, assessing and responding to risk identification
 - Defining, implementing, reviewing and monitoring key controls; and
 - Day to day activities supported by supervision and management with set policies, procedures and processes.
- Second line assurance
 - Ensuring that adequate first line management is in place with management supervision;
 - Quality checks and reviews of systems, controls and other processes
 - Business data and performance information;
 - Provide advice and guidance to challenge business units on their management of risk; and
 - Governance team coordination of risk management with planned and ad hoc reviews of risk to ensure they are being managed within the overall framework and risk appetite.
- Third Line assurance
 - Driven by internal and external audit, and other independent specialist third party organisations;
 - Conduct controls testing across the first and second lines of defence;
 - Review risks by reviewing key controls as set out; and
 - Highlight areas of risk

The three lines of defence provide objective assurance to management which enables effective risk management. This is driven with an annual programme of reviews which highlight areas of control improvement identifying risks that are not being managed effectively.

The Corporate Leadership Team led by the Chief Executive, leads on risk management at an operational level. The Board has delegated its responsibility for the monitoring and

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scrutiny of risk management issues with the Audit and Risk Committee. We believe that an acceptable level of risk exposure is to not:

- Damage the capacity of the organisation to exist into the future, and does not significantly impede its financial or operational viability;
- Materially damage the relationship with its tenants or the tenant/service user experience; and
- Significantly impact on the good reputation of CCHA overall.

The Board's risk appetite is central to the core elements of the Risk Management Framework which link into corporate decision making. The risk appetite statement was restated in December 2024. This is outlined in the table below.

Boards Risk Statement						
		Risk Descriptors				
Risk Theme	Risk Area	Averse	Cautious	Balanced	Open	Bold
Growth	Financial and Treasury Management					
	Commercial Property Acquisitions					
	Pipeline of Development Projects					
	Development					
	Merger					
Legal & Regulatory	Asset (Property) Health and Safety Compliance					
	Legal					
	Regulatory compliance					
Diversification of services & growth in current services	New Commercial Business Ventures					
	Supported Housing including Hostel					
	Extra Care					
	Care					
Operations	Customer Services					
	Being a Caring Landlord					
	Reputation and perception of CCHA					
	People/Workforce					
	Environmental					
	Organisational Strategy					
	Technology – Driving Business Continuity					

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Key Strategic Risk in 2024/25

Key strategic risks at the year-end which were subject to further scrutiny are detailed below:

- Implications arising from issuing electrical compliance against the Renting Home Act Wales (RHWA).
- Cyber security breach – (including Malware/hack/social engineering) leading to business continuity issues, loss of assets and financial fraud
- Not effectively listening to the tenants' voice and integrating this into decision making; and
- Causing serious harm or neglect to a tenant, supplier or 3rd party

Going Concern

The Board ensures all significant decisions are taken in accordance with CCHA's rules, governing documents policies and procedures. In preparing financial statements Board members have reviewed the Association's plans and have received assurances the Association has adequate resources to continue to operate for the foreseeable future. Whilst maintaining our highest level of regulatory judgement this endorsement externally assesses the Association's ability to meet its future challenges. The annual financial statements are prepared on a going concern basis.

Overall Assessment

Based on the assessment within the Annual Governance and Statement of Internal Control the Board can conclude we have appropriate arrangements in place to give us assurance on the adequacy of the governance, internal controls and risk management frameworks operated at CCHA.

Viability

The Board has undertaken an assessment of the future financial prospects of the Association and its current and future risks. During the period, the Board were presented with robust stress testing of our financial business plan which involved several assumptions and scenarios.

Risk management as outlined is carried out in a structured approach to ensure that all risks are adequately and regularly reviewed by the Board, subject to delegations with the Audit and Risk Committee.

The Board operates a set of financial golden rules which enables the Board to maintain further controls against key financial areas

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Statement of Board of Management responsibilities

The Board of Management is responsible for preparing the financial statements in accordance with applicable laws, financial reporting standard FRS102 and the statement of recommended practice for registered housing providers.

The Co-operative and Community Benefit Societies Act 2014 requires the Board of Management to prepare financial statements for each financial year that give a true and fair view of the position of the Association and of the surplus/deficit of the Association for that period. The Board are responsible for internal controls to the extent that they determine necessary to enable the preparation of financial statements that are free from material mismanagement, whether due to both fraud or error. The Board has general responsibility for taking such steps as are reasonably open to it to enable the safeguarding of the Association and to prevent and detect fraud and other irregularities. In preparing these financial statements, the Board is required to:

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

The Board of Management is responsible for keeping proper records that disclose, with reasonable accuracy at any time, the financial position of the Association to enable the external auditors to ensure that the financial statements comply with the relevant housing association legislation.

Disclosure of Information to Auditors

At the date of approval of this report the Board have confirmed:

- As far as Board members are aware, there is no relevant audit information of which the Association's auditors are unaware; and
- Board members have taken all steps they ought to have taken to make themselves aware of a relevant audit information and to establish that the Association's auditor is aware of that information.

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Annual General Meeting

The Annual General Meeting (AGM) will take place on 7th August 2025.

At this meeting, the Association's 2024/25 Annual Report and Accounts will be presented for adoption along with a proposal to re-appoint Bevan and Buckland LLP as external auditors to Cardiff Community Housing Association Limited.

This report was approved for the issue by the Board in July 2025 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'Janet Beauchamp', written in a cursive style.

Janet Beauchamp
Board Chair
July 2025

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Board/Committee Members

The following table shows attendance at meetings for which board and committee members were in post.

Name	Start Date	Retirement Date	Board	ARC	PACE	Rem	Dev
Ms J Beauchamp			11/11		3/3	1/1	2/2
Ms E Britton			5/11		3/3	1/1	
Ms V Nawathe			8/11	3/5			4/5
Mr M Owen		30/9/2024	4/6				
Mr S Rooks			10/11				5/5
Mr A Singh			7/11	4/5		1/1	
Ms D Ketter			11/11		3/3		
Ms K Chamberlain			9/11	5/5			5/5
Mr N Harries			10/11	5/5			
Ms O Owolabi			10/11				5/5
Ms F Ahmed	1/5/2024		7/10	5/5			
Mrs L Howells	1/3/2025		1/1				
Independent member of the Audit and Risk committee							
Mrs L Laugharne	1/3/2025			1/1			

Key:

ARC – Audit and Risk Committee

PACE – People and Customer Experience Committee

Rem – Remuneration Committee

Dev – Development Committee

Board Rates of Pay and expenses reimbursed

Role	£ per annum
Chair of the Board	10,000
Board member and Chair of the Audit and Risk Committee	6,000
Vice Chair and Chair of the Development Committee	8,000
Board member and Chair of the People and Culture Committee and Chair of the Remuneration Committee	6,000
Board member	4,000
Independent ARC member	2,000
Total Board/Committee expenses reimbursed	5,618

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Independent auditor's report to the members of Cardiff Community Housing Association on corporate governance

In addition to our audit on the financial statements for the year ended 31 March 2025, we have reviewed the Board's statement of Cardiff Community Housing Association ("the Association") compliance with the Welsh Government Circular 02/10, Internal Financial Control and Financial Reporting ("the Circular").

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

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

Opinion

With respect to the Board's statement on internal controls assurance on pages 9 to 10, in our opinion the Board of Management has provided the disclosures required by the Circular and the statement is consistent with the information of which we are aware from our audit work on the financial statements.



Bevan Buckland LLP

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

Date: 15th July 2025

Cardiff Community Housing Association Limited

Independent auditor's report to the members of Cardiff Community Housing Association

We have audited the financial statements of Cardiff Community Housing Association for the year ended 31 March 2025 which comprise the statement of comprehensive income, the statement of changes in reserves, the statement of financial position, the cash flow statement and its related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for Opinion

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

Conclusions relating to going concern

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

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

Other Information

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

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Independent auditor's report to the members of Cardiff Community Housing Association (continued)

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the board

As explained more fully in the Statement of Responsibilities of the Board (set out on page 14), the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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Independent auditor's report to the members of Cardiff Community Housing Association (continued)

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

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

We discussed our audit independence complying with the Revised Ethical Standard 2019 with the engagement team members whilst planning the audit and continually monitored our independence throughout the process.

Identifying and assessing potential risks related to irregularities.

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

- enquiring of management, including obtaining and reviewing supporting documentation, concerning the company's policies and procedures relating to:
 - identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
 - internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations;
- discussing among the engagement team how and where fraud might occur in the Financial Statements and any potential indicators of fraud. As part of this discussion, we identified potential for fraud in the following areas;
 - Purchasing in relation to the development and maintenance programmes, including any sales to connected individuals at below market value;
 - The recognition of development and maintenance expenditure in the correct period;
 - The rationale of any major fund flows during the period;
 - The potential of rent fraud arising as a result of collusion between the asset and housing teams.
- obtaining an understanding of the legal and regulatory frameworks that the company operates in, focusing on those laws and regulations that had a direct effect on the Financial Statements or that had a fundamental effect on the operations of the association, The key laws and regulations we considered in this context included the UK Companies Act and relevant tax legislation.

Audit response to risks identified

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

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with relevant laws and regulations;
- enquiring of management concerning actual and potential litigation and claims; performing analytical procedures to identify any unusual or unexpected

Cardiff Community Housing Association Limited

Independent auditor's report to the members of Cardiff Community Housing Association (continued)

- relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance and reviewing correspondence with HMRC; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

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

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

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.



Bevan Buckland LLP

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

Date: 15th July 2025

Cardiff Community Housing Association Limited

Statement of Comprehensive Income For the year ended 31 March 2025

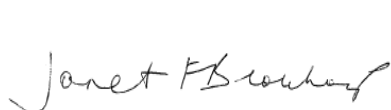
	Note	2025 £'000	2024 £'000
Turnover	3	24,377	22,290
Operating expenditure	3	(19,810)	(18,684)
Loss on fixed asset investments/PPE	4	(2)	(11)
Operating surplus		4,565	3,595
Interest receivable	6	793	981
Interest and financing costs	5	(2,485)	(2,113)
Surplus on revaluation of investment properties		86	7
Surplus for the year		2,959	2,470
Actuarial gain/(loss) in respect of pension schemes	25	80	(959)
Total comprehensive income for the year		3,039	1,511

Cardiff Community Housing Association Limited

Statement of Financial Position at 31 March 2025

	Note	2025 £'000	2024 £'000
Fixed assets			
Intangible fixed assets	10	195	193
Housing properties	11	229,130	208,566
Fixed asset investments	13	8,293	8,096
Other property, plant and equipment	12	8,171	8,540
		245,789	225,395
Current assets			
Stock	14	1	39
Debtors	15/16	6,482	5,907
Investment	17	15,040	18,502
Cash		3,762	2,350
		25,285	26,798
Current liabilities			
Creditors: amounts falling due within one year	18	(22,674)	(12,526)
Social housing and other government grants: amounts falling due within one year	22	(1,989)	(1,851)
Net current assets		622	12,421
Total assets less current liabilities		246,411	237,816
Creditors: amounts falling due after more than one year	19	(81,351)	(85,353)
Social housing and other government grants: amounts falling due after more than one year	22	(121,779)	(111,410)
Provisions for liabilities	24	(185)	(119)
Provisions for pensions	25	(1,658)	(2,535)
Total net assets		41,438	38,399
Capital and reserves			
Share capital		-	-
Revenue reserve		41,395	38,356
Restricted reserve		43	43
Total reserves		41,438	38,399

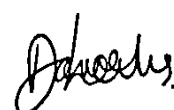
The financial statements of Cardiff Community Housing Association Limited were approved by the Board of Management on the 9 July 2025 and signed on its behalf by:



J Beauchamp
Chair of Board



S Rooks
Vice Chair of Board



D Lewis
Secretary

Cardiff Community Housing Association Limited

Statement of Changes to Reserves for the year ended 31 March 2025

	Revenue reserve £'000	Restricted reserve £'000	Total £'000
At 1 April 2024	38,356	43	38,399
Surplus for the year	2,959	-	2,959
Actuarial gain in respect of pension schemes	80	-	80
At 31 March 2025	41,395	43	41,438

	Revenue reserve £'000	Restricted reserve £'000	Total £'000
At 1 April 2023	36,845	43	36,888
Surplus for the year	2,470	-	2,470
Actuarial loss in respect of pension schemes	(959)	-	(959)
At 31 March 2024	38,356	43	38,399

Cardiff Community Housing Association Limited

Statement of Cash Flows for the year ended 31 March 2025

	Note	2025 £'000	2024 £'000
Net cash generated from operating activities	27	6,753	4,965
Cash flows from investing activities			
Purchase of tangible fixed assets		(18,047)	(10,088)
Component Replacements		(6,955)	(4,490)
Proceeds from sale of tangible fixed assets		-	11
Purchase of investment properties		(110)	(59)
Grants received		19,448	4,375
Interest received		793	981
Net cash flows from investing activities		(4,871)	(9,270)
Cash flows from financing activities			
Interest paid		(2,382)	(2,022)
New secured loans		265	5,145
Repayments of borrowings		(1,815)	(1,897)
Arrangement fees		-	(171)
Net cash flows from financing activities		(3,932)	1,055
Net (decrease)/increase in cash and cash equivalents		(2,050)	(3,250)
Cash and cash equivalents at 1 April		20,852	24,103
Cash and cash equivalents at 31 March		18,802	20,852

Cardiff Community Housing Association Limited

Statement of Free Cash For the year ended 31 March 2025

	Note	2025 £'000	2024 £'000
Net cash generated from operating activities	27	6,753	4,965
Cash flows from investing activities:			
Interest paid		(2,382)	(2,022)
Interest received		793	981
		(1,589)	(1,041)
Adjustments for existing properties:			
Component replacements		(6,955)	(4,490)
Component replacement grant received		3,749	1,808
Purchase of other replacement fixed assets		(140)	(148)
		(3,346)	(2,830)
Free cash generated/(expended) before loan repayments		1,818	1,094
Repayments of borrowings		(1,815)	(1,897)
Free cash generated/(expended) after loan repayments		3	(803)

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

1. Legal Status

The Association is registered under the Co-Operative and Community Benefit Societies Act 2014 and is a registered social landlord. The Association has adopted charitable rules.

2. Accounting policies

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

General information and basis of accounting

The financial statements have been prepared under the historical cost convention. This is modified to include certain items at fair value, in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The statements comply with the Statement of Recommended Practice for Registered Social Housing Providers 2018 (SORP), the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015. Cardiff Community Housing Association is a public benefit entity, as defined in FRS 102 and applies the relevant paragraphs prefixed 'PBE' in FRS 102.

Property, plant and equipment - housing properties

Housing properties are stated at cost less depreciation and accumulated impairment losses. Cost includes the acquisition of land and buildings, development costs and associated fees.

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

Major components

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

Structure -	new house	150 years
Structure -	new flat	100 years
Structure -	refurbished house	100 years
Structure -	refurbished flat	50 years
Roofs		65 years

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

Doors	22 years
Windows	30 years
Kitchens	15 years
Bathrooms	22 years
Boilers	15 years
Boiler plant	25 years
Heating systems	15 years
Lifts	25 years
Disabled Adapted Works	10-27 years
Flooring	10 years

Properties held on long leases are depreciated over their estimated useful economic lives or the lease duration if shorter.

During the year the organisation opted to change its policy for depreciating doors from 30 to 22 years and bathrooms from 27 years to 22 years. The effect of this change was an extra depreciation charge of £268,302. This has been done to reflect more accurately the lifespan of the assets.

During the year an additional component was added for flooring.

Improvements

Where there are improvements to housing properties that are expected to provide incremental future benefits, these are capitalised and added to the carrying amount of the property. Any works to housing properties that do not replace a component or result in an incremental future benefit are charged as expenditure in the Statement of Comprehensive Income.

Leaseholders

Where the rights and obligations for improving a housing property reside with the leaseholder or tenant, any works to improve such properties incurred by the Association is recharged to the leaseholder and recognised in surplus or deficit in the Statement of Comprehensive Income along with the corresponding income from the leaseholder or tenant.

Non-housing property, plant and equipment

Non-housing property, plant and equipment is stated at historic cost less accumulated depreciation and any provision for impairment. Depreciation is provided on all non-housing property, plant and equipment, other than investment properties and freehold land. The rates and methodology of depreciation are shown below:

Freehold offices	50 years
Leasehold land and buildings	50 - 125 years

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

Furniture, fixtures & fittings	10 years
Telephone system	4 - 10 years
Vehicles	25% reducing balance
Computer equipment	4 - 6 years

Investment properties and low cost home ownership (LCHO)

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

Land is accounted for based on its intended use. Where land is acquired speculatively with the intention of generating a capital gain and/or a commercial rental return it is accounted for as investment property. Where land is acquired for use in the provision of social housing or for a social benefit it is accounted for as property, plant and equipment.

Investment properties are measured at fair value annually with any change recognised in surplus or deficit in the Statement of Comprehensive Income.

Intangible assets

Intangible assets are stated at historic cost or valuation, less accumulated amortisation and any provision for impairment. Amortisation is provided on all intangible assets at rates calculated to write off the cost or valuation of each asset on a straight-line basis over its expected useful life, as follows:

Computer software 3-6 years

Impairment of social housing properties

Social housing properties are sensitive to potential changes in value that may lead to impairment. In accordance with FRS102 the association carries out an annual impairment review assessing the future value taking into account the current level of demand for properties, the level of void losses, projected discounted cash flows and ongoing maintenance costs.

Loans and bonds

Loan arrangement fees are capitalised and then amortised on a straight-line basis over the duration of the loan. Interest is recognised in the statement of

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

comprehensive income on an accruals-basis, including that related to index linked loans where the cash settlement may be deferred.

Where there is a difference between the coupon rate of bonds issued to investors and the effective rate of such issuances, this balance is held as a bond market premium on the balance sheet and spread over the term of the corresponding bonds.

Concessionary loans

The Association receives loans at a subsidised rate from Welsh Government. As the Association meets the definition of a public benefit entity, the Association initially measures these loans at the amount received and recognise them in the statement of financial position. Annually the carrying amount of the loan is adjusted to reflect any accrued interest payable.

Social Housing Grant and other government grants

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

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

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

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

Government grants are recognised as revenue when the grant proceeds are received or receivable. Where a grant imposes specified future performance-related conditions it is recognised as revenue when the performance-related conditions are met. A grant received before the revenue recognition criteria

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

are satisfied is recognised as a liability. Where government grant is provided for the construction of housing properties within a specific scheme, then the performance related condition is met when the construction of the housing properties is complete.

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

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

Where a donation of land or other assets is received or acquired below their market value from a non-governmental third party the transaction is recognised as an asset in the Statement of Financial Position at fair value. The difference between the amount paid for the asset and the fair value of the asset is recognised as surplus or deficit in the Statement of Comprehensive Income as a donation when future performance-related conditions are met.

Housing Finance Grant

Housing Finance Grant (HFG) is paid by the Welsh Government over a period of thirty years to subsidise the capital and interest costs for the provision of affordable housing. The net present value of HFG receivable over the thirty-year period is recognised as a capital grant and a deferred debtor.

Upon receipt of the grant payments, the debtor decreases by the capital element. The difference between this and the amount of grant received is credited to surplus or deficit in the Statement of Comprehensive Income as a contribution towards the financing cost of that scheme. The discount rate used for the net present value calculations is the same rate of the associated borrowing to fund the housing assets.

The capital grant element of HFG previously received is deemed to be repayable upon disposal of a related housing asset. This is treated as Recycled Capital Grant in the Recycled Capital Grant Fund and included in the Statement of Financial Position as a creditor.

Recycling of grants

Where there is a requirement to either repay or recycle a grant received for an asset that has been disposed of, a provision is included in the Statement of Financial Position to recognise this obligation as a liability. When approval is

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

received from the funding body to use the grant for a specific development the amount previously recognised as a provision for the recycling of the grant is reclassified as a creditor in the Statement of Financial Position.

Restricted reserves

Where reserves are subject to an external restriction they are separately recognised within reserves as a restricted reserve. Revenue and expenditure is included in surplus or deficit in the Statement of Comprehensive Income and a transfer is made from the general reserve to the restricted reserve.

Leased assets

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

Finance leased assets

Leases of assets that transfer substantially all the risks and rewards incidental to ownership are classified as finance leases.

Finance leases are capitalised at commencement of the lease as assets at the fair value of the leased asset or, if lower, the present value of the minimum lease payments calculated using the interest rate implicit in the lease.

Assets are depreciated over the shorter of the lease term and the estimated useful life of the asset. Assets are assessed for impairment at each reporting date.

The capital element of lease obligations is recorded as a liability on inception of the arrangement. Lease payments are apportioned between capital repayment and finance charge using the effective interest rate method. This produces a constant rate of charge on the balance of the capital repayments outstanding.

Operating leased assets

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

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

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

Properties for outright sale

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

Interest payable

Borrowing costs are classified as interest and other costs incurred in connection with the borrowing of funds.

The Association participates in both a defined contribution and a defined benefit pension scheme.

Pensions - Defined contribution Scheme

The Association participates in a defined contribution scheme where the amount charged to surplus or deficit in the Statement of Comprehensive Income in respect of pension costs and other post-retirement benefits is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Pensions - Defined benefit pension scheme: Social Housing Pension Scheme (SHPS)

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

For the SHPS scheme, assets are measured at fair value. Scheme liabilities are measured on an actuarial basis and are discounted at a relevant discount rate. The net surplus or deficit is presented separately from other net assets on the Statement of Financial Position. A net surplus is recognised only to the extent that it is recoverable by the Association through reduced contributions or through refunds from the plan.

The current service cost and costs from settlements and curtailments (past service costs) are charged against any operating surplus in the current reporting period. Interest is calculated on the net defined benefit liability or asset. Remeasurements are reported in other comprehensive income. The assumptions made are detailed within note 25.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

Value Added Tax (VAT)

CCHA is partially exempt for VAT purposes. CCHA charges 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 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.

Turnover

Turnover represents rent and service charges receivable net of void loss. It also includes disposal proceeds of current assets such as properties developed for sale or shared ownership first tranche sales at completion together with revenue grants from local authorities, Welsh Government, other public sector bodies and charitable fees and donations. Service charge income is recognised when expenditure is incurred as this is considered to be the point at which the service has been performed and the revenue recognition criteria met.

Supported housing and other managing agents

The Association has involvement in managing supported housing and similar schemes on behalf of third parties. Where there has been a substantial transfer of the risks and benefits attached to a scheme to a third party, all relevant income and expenditure is excluded from the financial statements.

Investments

Investments are measured at fair value where they are publicly traded or their fair value can be measured reliably. Fair value changes are recognised in the Statement of Comprehensive Income. Other investments are measured at amortised cost less impairment.

Service charge sinking funds and service costs

Unused contributions to service charge sinking funds and over-recovery of service costs repayable to tenants or leaseholders intended to be reflected in reductions to future service charge contributions are recognised as a liability in the Statement of Financial Position.

Where there has been an under-recovery of leaseholders' or tenants' variable service charges in the year, this has been recognised as expenditure in the Statement of Comprehensive income. Debit and credit balances on individual schemes are not aggregated as there is no right of set-off.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

Financial assets

Financial assets are recognised when the Association becomes a party to the contractual provisions of the instrument. They are derecognised when the contractual rights to the cash flows expire, or when the financial assets and all substantial risks and rewards are transferred.

Debtors

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

At the reporting date, the effect of discounting is not material to the value of financial assets of the Association, so discounting is omitted. Provision is made against rent and service charge arrears for both current and former tenants and against sundry debts to the extent that they are considered by management as irrecoverable.

Financial liabilities

Financial liabilities are recognised when the Association becomes a party to the contractual provisions of the instrument. They are derecognised only when the contractual obligation is extinguished, that is when the obligation is discharged, cancelled or expires.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities are measured initially at fair value, net of transaction cost, and are measured subsequently at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

Employee benefits

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

Cash and cash equivalents

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

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

Significant management judgements and key sources of estimation uncertainty

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

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

Significant management judgements

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

Impairment of social housing properties

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

Estimation uncertainty

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

Fair value measurement

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

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

Provisions

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

These provisions require management's best estimate of the costs that will be incurred based on legislative and contractual requirements. In addition, the timing of the cash flows and the discount rates used to establish net present value of the obligations require management's judgement.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

3. a) Particulars of turnover, operating costs and operating surplus

	2025 Turnover	2025 Operating costs	2025 Operating surplus
	£'000	£'000	£'000
Social housing lettings	23,771	(19,019)	4,752
Revenue grants: Other	337	(356)	(19)
Non-social housing activities:			
Lettings	184	(30)	154
Community centres and community activities	85	(404)	(320)
Total	24,377	(19,810)	4,567

	2024 Turnover	2024 Operating costs	2024 Operating surplus
	£'000	£'000	£'000
Social housing lettings	21,792	(17,984)	3,808
Revenue grants: Other	300	(310)	(10)
Non-social housing activities:			
Lettings	151	(26)	125
Community centres and community activities	47	(364)	(317)
Total	22,290	(18,684)	3,606

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

3. b) Particulars of income and expenditure from social housing lettings

	General needs and sheltered housing £'000	Supported housing £'000	Other social housing £'000	2025 Total £'000	2024 Total £'000
Income					
Rents receivable	19,099	276	-	19,375	17,976
Service charge	1,368	-	-	1,368	1,241
income					
Other Income	37	-	64	101	86
Commercial	-	-	445	445	433
income					
Grant income	308	-	-	308	188
Amortised	2,174	-	-	2,174	1,868
government grant					
Turnover from social housing lettings	22,986	276	509	23,771	21,792
Expenditure					
Service charge	(1,829)	-	-	(1,829)	(1,665)
costs					
Estate costs	(72)	-	-	(72)	(155)
Management	(5,731)	(39)	(185)	(5,955)	(5,594)
Abortive Costs	(3)	-	-	(3)	(523)
Maintenance	(4,617)	-	-	(4,617)	(4,756)
Major repairs	(1,682)	-	-	(1,682)	(1,327)
Bad debts	(319)	-	-	(319)	(110)
Depreciation of	(3,955)	-	-	(3,955)	(3,344)
housing					
properties					
Other	(587)	-	-	(587)	(510)
Operating costs	(18,795)	(39)	(185)	(19,019)	(17,984)
Operating surplus social housing lettings	4,191	237	324	4,752	3,808
Memorandum information:					
Void losses				175	242

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

4. Surplus/Loss on disposal of fixed asset investments/Other PPE

	2025 £'000	2024 £'000
Sales proceeds	45	230
Cost of sale	(47)	(241)
Loss on disposal	(2)	(11)

5. Interest and finance costs

	2025 £'000	2024 £'000
Bank loans and overdrafts	2,382	2,022
Pension interest charges	103	91
Total interest payable	2,485	2,113

6. Interest receivable

	2025 £'000	2024 £'000
Bank interest receivable	793	981
Total interest receivable	793	981

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

7. Operating surplus

Operating surplus before taxation is stated after charging/(crediting):

	2025	2024
	£'000	£'000
Housing properties:		
Depreciation	3,955	3,344
Amortisation	(2,089)	(1,784)
Other:		
Depreciation	502	540
Amortisation	(82)	(84)
Auditors remuneration		
- In their capacity as auditors	26	25
Operating lease rentals		
Land & Buildings	3	3
Other Assets	27	169

8. Staff costs

	2025	2024
	£'000	£'000
Wages and salaries	6,077	5,500
Social security costs	614	550
Pension costs	826	784
Pension past service deficit	588	558
	8,105	7,392

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

8. Staff costs – continued.

The full-time equivalent number of key management staff who received emoluments, including pension contribution, in excess of £50,000.

Salary Band (£)	2025	2024
50,000 - 59,999	2	1
70,000 – 69,999	-	-
90,000 – 99,999	1	1
100,000 – 109,999	2	2
110,000 – 119,999	-	-
120,000 – 129,999	1	1
	6	5

The average number of staff employed during the year

	2025	2024
Actual	186	168
Full-time equivalent	175	157

9. Directors' emoluments

The directors are defined as members of the Board of Management and the Senior Executives as listed on page 3.

	2025 £'000	2024 £'000
Aggregate emoluments of executive directors	478	487
Emoluments of highest paid director (and highest paid employee), excluding pension contributions	113	100
Aggregate emoluments of the members of the Board of Management	57	58

The Chief Executive is an ordinary member of the pension scheme. No enhanced or special terms apply

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

10. Intangible fixed assets

	2025	2024
	£'000	£'000
Cost or valuation		
At 1 April	894	878
Additions	35	16
Disposals	-	-
At 31 March	929	894
Amortisation		
At 1 April	701	663
Charge for the year	33	38
Disposals	-	-
At 31 March	734	701
Net book value		
At 31 March	195	193

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

11. Tangible fixed assets – housing properties

	Completed properties £'000	Under construction £'000	Total £'000
Cost or valuation			
At 1 April 2024	241,187	19,690	260,876
Additions	6,955	17,906	24,861
Completed properties	20,561	(20,561)	-
Disposals	(834)	(2)	(836)
Transfer to current assets	(120)	-	(120)
At 31 March 2025	267,749	17,033	284,781
Depreciation			
At 1 April 2024	52,311	-	52,311
Charge for the year	3,955	-	3,955
Transfers	-	-	-
Eliminated on disposals	(615)	-	(615)
At 31 March 2025	55,651	-	55,651
Net book value			
At 31 March 2025	212,097	17,033	229,130
At 31 March 2024	188,876	19,690	208,566

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

12. Other property, plant and equipment

	Freehold	Long/short leasehold	Fixtures and fittings	Motor vehicles	Total
	£'000	£'000	£'000	£'000	£'000
Cost or valuation					
At 1 April 2024	5,795	2,472	4,878	17	13,162
Additions	-	-	107	-	107
Disposals	-	-	(94)	-	(94)
At 31 March 2025	5,795	2,472	4,891	17	13,175
Depreciation					
At 1 April 2024	1,150	625	2,843	4	4,622
Charge for the year	115	51	301	1	468
Disposals	-	-	(86)	-	(86)
At 31 March 2025	1,265	676	3,058	5	5,004
Net book value					
At 31 March 2025	4,530	1,796	1,833	12	8,171
At 31 March 2024	4,645	1,847	2,035	13	8,540

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

13. Fixed asset investments

	Commercial properties £'000	LCHO £'000	OMR Properties £'000	Total £'000
At 1 April 2024	2,462	3,037	2,597	8,096
Additions	-	72	158	230
Disposals	-	(119)	-	(119)
Revaluations	(6)	44	48	86
At 31 March 2025	2,456	3,034	2,803	8,293

The investments for LCHO represent interest free loans in our Low Cost Home Ownership (LCHO) Scheme for which we retain an equity share in the homes.

Commercial properties which are all freehold, were valued to fair value at 31 March 2025 by an independent valuer with recent experience in the location and class of the investment property being valued. There are no restrictions on the realisability of investment property.

The fair value of the open market rental properties was also valued by an independent valuer with relevant experience at 31st March 2025.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

14. Stocks

	2025 £'000	2024 £'000
Materials	1	39
	<u>1</u>	<u>39</u>

15. Debtors - Amounts falling due within one year

	2025 £'000	2024 £'000
Arrears of rent and service charges	1,812	1,354
Less: Provision for bad and doubtful debts	(762)	(529)
	<u>1,050</u>	<u>825</u>
Sundry debtors	2,775	2,414
Sundry debtors: provision for bad debts	(123)	(121)
Prepayments and accrued income	577	550
Total debtors due within one year	<u>4,279</u>	<u>3,668</u>

16. Debtors - amounts falling due in more than one year

	2025 £'000	2024 £'000
Other debtors	1,122	1,158
THFC Interest Reserve Fund	1,081	1,081
	<u>2,203</u>	<u>2,239</u>

17. Current asset investments

	2025 £'000	2024 £'000
Investments	15,040	18,502
	<u>15,040</u>	<u>18,502</u>

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

18. Creditors – amounts falling due within one year

	2025 £'000	2024 £'000
Loan capital repayments	4,223	2,006
Rents received in advance	494	469
Trade creditors	716	578
VAT	21	36
Other creditors	1,693	1,296
Grant in advance	12,315	5,620
Recycled capital grants	74	74
Accruals and deferred income	3,138	2,447
	22,674	12,526

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

	2025 £'000	2024 £'000
Other creditors		
Loans	66,526	70,637
Less loan costs	(724)	(755)
	65,802	69,882
WG concessionary loan	8,065	7,720
Bond Premium	7,484	7,751
	81,351	85,353

Housing loans are secured by specific charges on the Association's housing properties. Rates of interest during the year ranged from 0% to 6.28%. The weighted average rate of interest for 2025 was 3.11% (2024: 3.06%).

At 31 March 2025, 89% (2024 91%) of loans bore interest at fixed rates and 11% (2024 9%) at variable rates.

Rates of interest range from 0% to 6.28% (2024:0% to 3%) for WG concessionary loans.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

20. The loans are repayable as follows:

	2025 £'000	2024 £'000
Amounts falling due:		
Within one year or less	4,223	2,006
Between one and two years	6,057	4,191
Between two and five years	6,034	10,236
In five years or more	62,500	63,929
Total more than one year	74,591	78,356
Total housing loans	78,814	80,362

21. The recycled grant falls due as follows:

	2025 £'000	2024 £'000
Within one year or less	74	74
Between one and two years	-	-
Between two and five years	-	-
In five years or more	-	-
Total in more than one year	-	-
Total recycled grant	74	74

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

22. Social housing and other government grants

	Social housing properties £'000	Under construction £'000	Other tangible fixed assets £'000	Total £'000
Gross grant creditor				
At 1 April 2024	139,956	8,522	4,430	152,908
Grant receivable	3,749	8,932	-	12,681
Schemes completed	12,172	(12,172)	-	-
Disposals	(20)	-	-	(20)
At 31 March 2025	155,857	5,282	4,430	165,569
Amortisation				
At 1 April 2024	38,929	-	717	39,646
Charge for the year	2,089	-	82	2,171
Disposals	(16)	-	-	(16)
At 31 March 2025	41,002	-	799	41,801
Net grant creditor				
At 31 March 2025	114,855	5,282	3,631	123,768
At 1 April 2024	101,027	8,522	3,712	113,261

	2025 £'000	2024 £'000
Amounts falling due:		
Within one year or less	1,989	1,851
Between one and two years	1,979	1,831
Between two and five years	5,794	5,396
In five years or more	114,006	104,183
In more than one year	121,779	111,410
Total grant creditor	123,768	113,261

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

23. Other Grants

Welsh Government Physical Adaptation Grants

For Financial year 2024/25, we received Physical adaptation grants totalling £363 thousand in the year. This was allocated between capital (£334 thousand) and revenue works (£29 thousand) and is reflected in the accounts accordingly.

Welsh Government Housing Policy Grant

CCHA were awarded a £75 thousand grant from Welsh Government for the Get into Housing Project, we utilised £58 thousand which is included within Revenue grants in Note 3.

Cardiff Council Shared Prosperity Fund Grant

CCHA were awarded a £108 thousand grant from Cardiff Council for the Get into Housing Project. This is included within Revenue grants in Note 3

WCVA Landfill Disposal Tax Community Schemes

In 23-24 we were awarded £50 thousand from WCVA for the Project Nawr scheme. £2 thousand was spent in 2023/24 and the remainder has been used this financial year. We received 80% (£40 thousand) at the start of the project in 23/24, and we have accrued the remaining 20% in 24/25, which we will receive on the submission of the final project report in 25/26.

24. Provisions for liabilities

	Opening Balance £000	Additions £'000	Utilised £'000	Disposals £000	Closing Balance £000
Service charge sinking funds	50	2	-	-	52
Dilapidations	12	-	-	-	12
Legal costs	-	64	-	-	64
Service charge	57	-	-	-	57
	119	66	-	-	185

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

25. Defined Benefit Pension Scheme – Social Housing Pension Scheme

Cardiff Community Housing Association participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The Scheme is a defined benefit scheme in the UK. The Scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation revealed a deficit of £693m. A Recovery Plan has been put in place with the aim of removing this deficit by 31 March 2028. The Scheme is classified as a 'last-man standing arrangement'. Therefore, Cardiff Community Housing Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the Scheme. Participating employers are legally required to meet their share of the Scheme deficit on an annuity purchase basis on withdrawal from the Scheme.

For financial years ending on or before 28 February 2019, it was not possible for Cardiff Community Housing Association to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore Cardiff Community Housing Association has accounted for the Scheme as a defined contribution scheme. For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Association to account for the Scheme as a defined benefit scheme.

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive. The latest accounting valuation was carried out with an effective date of 30 September 2023. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2024 to 28 February 2025 inclusive. The liabilities are compared, at the relevant accounting date, with the Association's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

25. Defined Benefit Pension Scheme – Social Housing Pension Scheme (continued)

FAIR VALUE OF PLAN ASSETS, PRESENT VALUE OF DEFINED BENEFIT OBLIGATION, AND DEFINED BENEFIT LIABILITY

	2025 £'000	2024 £'000
Fair value of plan assets	10,538	10,679
Present value of defined obligation	12,196	13,214
Deficit in plan	(1,658)	(2,535)
Defined benefit liability to be recognised	(1,658)	(2,535)

RECONCILIATION OF OPENING AND CLOSING LIABILITY

	2025 £'000
Liability as at 1 st April 2024	2,535
Employer deficit contributions paid per CFS	(588)
Additional pension service cost recognised in SoCI	(312)
Interest expense recognised in SoCI	103
Actuarial gain in year recognised in OCI	(80)
Liability as at 31st March 2025	1,658

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

25. Defined Benefit Pension Scheme – Social Housing Pension Scheme (continued)

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	Period from 31 March 2024 to 31 March 2025 £'000
Defined benefit obligation at start of period	13,214
Current service cost	174
Expenses	15
Interest expense	644
Actuarial losses due to scheme experience	373
Actuarial losses due to changes in financial assumptions	(1,843)
Benefits paid and expenses	(381)
Defined benefit obligation at the end of period	12,196

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS

	Period from 31 March 2024 to 31 March 2025 £'000
Fair value of plan assets at start of period	10,679
Interest income	541
Experience on plan assets (excluding amounts included in interest income)	(1,390)
Employer contributions	1,089
Member contributions	-
Benefits paid and expenses	(381)
Fair value of plan assets at the end of period	10,538

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 (£849,000).

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

25. Defined Benefit Pension Scheme – Social Housing Pension Scheme (continued)

DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME (SOCI)

	Period from 31 March 2024 to 31 March 2025 £'000
Current service cost	174
Expenses	15
Net Interest expense	438
Defined benefit costs recognised in Statement of Comprehensive Income (SoCI)	627

DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME (OCI)

	Period from 31 March 2024 to 31 March 2025 £'000
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(1,390)
Experience gains and losses arising on the plan liabilities (loss)	(373)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain	1,843
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain	80
Total amount recognised in Other Comprehensive Income - gain	80

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

25. Defined Benefit Pension Scheme – Social Housing Pension Scheme (continued)

ASSETS

	31 March 2025 £'000	31 March 2024 £'000
Global Equity	1,181	1,064
Absolute Return	-	417
Distressed Opportunities	-	376
Credit Relative Value	-	350
Alternative Risk Premia	-	339
Liquid Alternatives	1,954	-
Emerging Markets Debt	-	138
Risk Sharing	-	625
Insurance-linked Securities	32	55
Property	528	429
Infrastructure	2	1,079
Private Equity	9	9
Private Debt	-	420
Real Assets	1,262	-
Private Credit	1,290	-
Credit	403	-
Opportunistic Illiquid Credit	-	417
High Yield	-	2
Investment Grade Credit	324	-
Cash	143	211
Long Lease Property	3	69
Secured Income	176	319
Liability Driven Investment	3,191	4,346
Currency Hedging	17	(4)
Net Current Assets	23	18
Total assets	10,538	10,679

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.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

25. Defined Benefit Pension Scheme – Social Housing Pension Scheme (continued)

KEY ASSUMPTIONS

	31 March 2025	31 March 2024
	% per annum	% per annum
Discount rate	5.87%	4.91%
Inflation (RPI)	3.08%	3.12%
Inflation (CPI)	2.80%	2.79%
Salary Growth	3.80%	3.79%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies:

	Life expectancy at 65 (years)
Male retiring in 2025	20.5
Female retiring in 2025	23.0
Male retiring in 2044	21.7
Female retiring in 2044	24.5

26. Share capital

The shares provide members with the right to vote at general meetings but do not have a right to any dividend or distribution in a winding-up and are not redeemable.

	2025	2024
	£	£
At 1 April	46	45
Issued during the year	4	4
Cancelled during the year	-	(3)

Cardiff Community Housing Association Limited

Notes to the financial statements
For the year ended 31 March 2025

At 31 March	50	46
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Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

27. Statement of cash flows

	2025 £'000	2024 £'000
Cash flow from operating activities		
Surplus for the year (after taxation)	2,959	2,470
Adjustment for non-cash items:		
Depreciation of property, plant and equipment	4,457	3,881
Amortisation of grant	(2,171)	(1,869)
Increase in investment property valuations	(87)	(7)
Carrying value of asset disposals		645
	221	
Pension DB Adjustments	(103)	(157)
Amortisation of bond premium and loan costs	(290)	(239)
Working capital movements:		
Increase in debtors	(575)	(274)
Increase in creditors	1,237	39
Increase in provisions	66	1
(Increase)/decrease in materials stock	38	(8)
Pension deficit contributions paid	(588)	(558)
Net cash generated from operating activities	2,205	1,454
Cashflow from investing activities:		
Profit from the sale of assets	-	-
	-	-
Cashflow from financing activities:		
Interest payable	2,382	2,022
Interest received	(793)	(981)
	1,589	1,041
Cash generated by operations	6,753	4,965

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

27. Statement of cash flows – continued.

Cash and cash equivalents	2025 £'000	2024 £'000
Cash at bank and in hand	3,762	2,350
Cash equivalents included in current asset investments	15,040	18,502
Total cash and cash equivalents	18,802	20,852

Movement in Net Debt

	1 April 2024 £'000	Cash flows £'000	Other changes £'000	31 March 2025 £'000
Cash at bank and in hand	2,350	1,412	-	3,762
Loans due within one year	(2,006)	1,815	(4,032)	(4,223)
Loans due after one year	(77,603)	(265)	4,000	(73,868)
Current asset investments	18,502	(3,462)	-	15,040
Net Debt	(58,757)	(500)	(32)	(59,289)

28. Financial commitments

	2025 £'000	2024 £'000
Contracted for but not provided for	19,712	6,834
Approved by the Board but not contracted for	12,498	10,437

At 31 March 2025 the association intends to fund this expenditure from a combination of free cash generation, social housing grants and loan drawdowns from loan facilities already in place.

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

29. Operating Leases

Annual commitments under operating leases are as follows:

	Land & buildings £'000	2025 Other £'000	Land & buildings £'000	2024 Other £'000
Within one year or less	-	21	-	27
Between one and two years	-	3	-	22
Between two and five years	-	3	-	5
In five years or more	-	-	-	-
	-	27	-	54

30. Units in management

	Opening units at 1 April 2024	Adj	New build & Acqn	Transfers	Sales	Closing units at 31 March 2025
Owned properties						
General needs	2,856	31	46	33	-	2,966
Housing accommodation at intermediate rent	79	-	25	-	-	104
Supported housing	75	-	-	(36)	-	39
Management properties						
Low Cost Home Ownership Scheme (LCHO)	72	-	-	-	(1)	71
Leasehold flats	32	-	-	3	-	35
Private market rent	13	-	4	-	-	17
Total	3,127	31	75	-	(1)	3,232

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

31. Related party transactions

The Association provided rental accommodation to a Board member who was also a tenant during the year. Rent and service charges were charged to the member on the Association's standard terms.

32. Contingent liabilities

The Association has been notified by the Pensions Trust of the estimated employer debt on withdrawal from the Pension Plan, based on the financial position of the scheme as at 30 September 2024. As of this date, the employer debt for the Association was £4,816,111. The Association currently has no intention of withdrawing from the Plan.

We have been notified by the Trustee of the SHPS Defined benefit pension Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. The Court hearing commenced on 12 February 2025, with the Court's determination expected no earlier than the summer of 2025. After this, the Trustee and its advisers will consider the outcome and communicate next steps to employers. Depending on the outcome of the hearing, it may be necessary to ask further questions of the Court to clarify certain additional points. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

Social housing grant received for a housing property is potentially repayable on its disposal, including any amounts credited to the income and expenditure account in respect of amortised grant. The total amount of social housing grant amortised through the statement of comprehensive income and therefore potentially repayable is £37,148,794 (2024: £35,749,000).

In March 2024 the Association became aware that it may not have been fully compliant with potential legal obligations arising under the Renting Homes (Wales) Act 2016 ("the Act") and the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 (as amended) ("the Regulations") at the year end. On identification of the issue, immediate steps were taken to ensure compliance with legal obligations as the Association is currently able to understand them. I

Cardiff Community Housing Association Limited

Notes to the financial statements

For the year ended 31 March 2025

32. Contingent liabilities (continued)

There is an ongoing claim in the High Court brought by a number of other Registered Social Landlords to seek a series of declarations as to the correct meaning and interpretation of the potential obligations. The Association has assessed that the likelihood of an outflow of resources to settle this potential liability following the legal proceedings is less than probable but (acknowledging the inherent uncertainty with such legal proceedings) is more than remote.

A high level of uncertainty remains because the interpretation of the requirements under the Act and Regulations needs clarification which will only be possible following determination of the proceedings that are currently before the High Court, hence any financial effect cannot currently be measured with sufficient reliability at this time. A high level of uncertainty also exists regarding whether there is any possibility of reimbursement. Any such consideration can only follow the resolution of the above matter.