



REGULATOR OF SOCIAL HOUSING NUMBER: LH0888

**PETER BEDFORD
HOUSING ASSOCIATION LIMITED**

Financial statements

Year ended 31 March 2026

Peter Bedford Housing Association

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Peter Bedford Housing Association

Board Members, Advisors and Bankers

Year Ended 31 March 2026

BOARD

Chair

Jon Sibson

Vice Chair

Lauren Green (co-opted May 2025, appointed April 2026)

Chair of Finance, Risk and Audit Committee

Louise Graham-Smith (resigned September 2025)

Chair of Services committee

Corinna Bishopp

Lewis Devonish

Tim Browning (resigned September 2025)

Michael Cooper

Graeme Muncey

Moirra Hicks

Ian Lamprell

Raquel Lopez Fernandez (co-opted July 2025, appointed April 2026)

Shelagh Kirkland (co-opted July 2025, appointed April 2026)

REGISTERED OFFICE

Kingsland Hub

242-248 Kingsland Road

London

E8 4DG

AUDITORS

Menzies LLP London

4th Floor

95 Gresham Street

London

EC2V 7AB

BANKERS

Barclays Bank PLC

Barclays Business 1st Floor,

27 Soho Square,

London W1D 3QR

PRINCIPAL SOLICITORS

Devonshires Solicitors LLP

30 Finsbury Circus

London

EC2M 7DT

PRINCIPAL LENDERS

Social and Sustainable

Capital LLP

2nd Floor, Euston House

24 Eversholt Street

London NW1 1AD,

Barclays Bank PLC

One Snowhill

Snowhill, Queensway

Birmingham, B2 2XD

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

BOARD REPORT

PBHA inspires people with vulnerabilities to realise their potential, build on their strengths and achieve independence. We do this by housing people in a combination of shared and self-contained properties and enabling tenants and the wider community to build the skills and knowledge to succeed.

The Board has adopted a 5-year strategy to 2030 for PBHA. The focus of the strategy is to meet growing demand for more supported homes and strengthen the resilience of the organisation. Our strategic objectives are:

1. Maintaining great homes fit for the future
2. Making a difference for tenants and participants
3. Led by tenants
4. Working together
5. Achieving more through ambitious partnerships

We have expanded to manage a further 6 homes in Tower Hamlets to provide a supported living service to tenants in partnership with L&Q and are actively seeking new opportunities to house more people and alleviate homelessness in Southwark.

Leases of 69 homes are coming to an end by March 2027. There is an ongoing programme in place to consult with tenants and arrange suitable move on accommodation, which will come from within PBHA's own stock, the lessor, local authorities, the original referral agency and the private rented sector. A provision for £750,000 for the settlement of dilapidations on these properties was made in 2024-25 based on a prudent assessment of when the return is expected to complete.

We continue to focus successfully on internal efficiencies to improve our long-term viability. We have made changes to right size our structure as we have established new income streams; improved income collection and maintained good occupancy rates; and secured better value for money in our contracts.

In line with the partnerships' objective above, Single Homeless Project and Peter Bedford Housing Association are in advanced discussions to establish a partnership. The proposal would see Peter Bedford Housing Association become a subsidiary of Single Homeless Project, forming a new group while retaining its status as a Registered Provider. The decision to become a subsidiary has been taken by the Boards of both organisations, and Peter Bedford Housing Association's shareholders. The joint business case for the partnership notes that SHP will provide liquidity support to PBHA to meet stock investment and loan repayments. The partnership will secure the future of PBHA's homes for single homeless people in North East London, and provide together more homes than they would otherwise independently.

The budget and long-term financial plan are updated annually, and stress tested for financial viability. The plan included consideration of mitigations where material changes occurred. The Board has a reasonable expectation that the Association has adequate resources to continue in operation for the foreseeable future and the going concern basis has continued to be adopted in preparing the financial statements.

Message from the Chair and the Chief Executive Officer

The Association made an operating surplus of £1.3 million (2025: deficit £1.3m million) due to the gain of disposal of a housing property of £1.4 million. The operating deficit excluding the gain on disposal was £96,640 and this was mainly due to higher-than-expected property costs, additional legal and professional fees regarding 69 leased units and further impairment charge on the housing properties. Excluding the impairment, the operating surplus was in 2026 was £7,935. The deficit in 2025 was mainly due to a provision for dilapidations (£0.75 million) and impairment charge (£0.4 million) for the 69 leased units and the credits to tenant rent accounts of £204,000 in respect of the breaches of the Rent Standard.

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Turnover was higher due to a full year of income from the new Rosehip Housing Management scheme and the annual inflationary increase in April 2025 (based on the September 2024 Consumer Prices Index plus 1%). Overall operating expenditure decreased from prior year, but it should be noted that 2025 costs included one-off costs for provisions for dilapidations and an impairment charge.

After net interest costs of £98,760 (2025: £76,582 and a fair value loss on one of our loans of £43,000), the surplus for the year was £1.2 million (2024: deficit £1.4 million).

Key achievements from our 2025-30 Corporate Plan are:

- Tower Hamlets expansion - 6 homes now in management
- Improving tenant satisfaction in repairs
- Delivering against the Customer service standards and strategy
- Maximised occupancy - 4% void loss
- Asset Health & Safety investment – a number of homes decarbonised
- Cyber essentials + maintained

The historic breaches of the Rent Standard as explained in the Board report 2024-25 have been largely remedied, and we expect all the over-charged rents will have been processed by October 2026. We are in engagement with the Regulator of Social Housing about this breach, our Fire safety action plan and the SHP partnership to secure the future of the Housing Association.

Going Concern

The Board have considered the need to maintain a level of cash reserves that will ensure both smooth day to day running of the organisation and allow for investment in maintaining its housing stock. The Board approved the sale of one of our properties in July 2025 to ensure that the cash reserves can be maintained while PBHA continues to invest in the housing stock.

As noted on page 4, the Board has approved a proposal for PBHA to become a subsidiary of the charity, Single Homeless Project (SHP). The required rule changes were approved by PBHA shareholders at a special general meeting on 4 September. As part of the partnership arrangements, SHP will provide liquidity support to PBHA to meet stock investment and loan repayments.

The budget and long-term financial plan are updated annually, and stress tested for financial viability. The plan included consideration of mitigations where material changes occurred. The Board has a reasonable expectation that the Association has adequate resources to continue in operation for the foreseeable future and the going concern basis has continued to be adopted in preparing the financial statements.

Corporate Governance

Our Board

The strategic direction and performance of the Association is the collective responsibility of the Board. The Board has 10 non-executive members and holds quarterly meetings, an annual general meeting, and an awayday to review performance and set the strategic direction of the Association. It is supported by three committees: Finance, Risk and Audit; Services; and Executive Remuneration. The Board members are detailed on page 3. Each member holds one fully paid share of £1 in the Association.

Board members may serve for a maximum of six years, subject to exceptional agreement by the Board for extensions of tenure. Those who have not reached their six-year term are required to stand down after three years and can offer themselves for re-election. A systematic approach to Board

Peter Bedford Housing Association
Board report
Financial Statements for the Year Ended 31 March 2026

renewal ensures that members between them have the skills, qualities and experience to properly oversee the Association’s work. Two places on the Board are dedicated for people with lived experience of using PBHA’s or similar services.

Shareholding membership

The Association had a shareholding membership of 24 on 1st April 2026 which elect the Board at the Annual General Meeting. Of these, 7 are beneficiaries.

Involvement of tenants and participants

To improve tenant involvement, the Association has established house meetings, Tenant and Participant Conferences and the Property and Anti-social behaviour panels. Tenants and participants are integral to developing the way in which the Association works. The Association has a Participation Strategy and an employee who led on participation for part of the year which is now embedded in key roles. Tenants and participants run peer support groups, the digital champions, gardening services, and publish ‘The Rising Star’, a quarterly tenant newsletter. We listen to tenants’ priorities at tenant conferences and panels and make changes to services based on tenant feedback which we credit for growing tenant satisfaction.

We established a method to measure our journey to becoming Tenant Led – the PBHA Participation Ladder. We remain self-assessing at the penultimate rung on the ladder – Tenants Influencing. A biennial Tenant survey was carried out in Autumn 2025, and this showed a static picture in satisfaction with Overall satisfaction staying at 66%; there were improvements in Living in a well-maintained home, a Safe home, and the overall Repairs service. We also continue to benchmark above average for satisfaction with Complaints handling. Areas to improve are satisfaction with Communal areas, Managing Anti-social behaviour, Communication, Listens to tenants’ views, and Contributing to the Neighbourhood. This survey will be run every 2 years, next in 2027.

We continue to move forward on the areas tenants highlighted – Keeps you informed and Listening to tenants’ views. We have worked with slightly less people this year – 556 down from 587 in 2024-25, due to staffing gaps in Enterprises and Training and tenants staying for longer. 44% of tenants are either in work or seeking work, so we recognise the importance of our participation opportunities which 76 tenants were involved in this year. 307 people received training and we supported 1 person into part-time employment. 77% of tenant moves were planned and positive, while tenant turnover fell back to 15%, from 17% last year.

Our Senior Leadership Team

The members of the Senior Leadership Team during the year ended March 2026 were:

Clare Norton	Chief Executive Officer
Tom Markwell	Director of Services
Cath Gibson	Head of Property and Development
Chris Starke	Interim Director of Finance (February 2025 to November 2025)

From November 2025, the Finance Director responsibilities were outsourced to Alwyns LLP.

The Senior Leadership Team hold no interest in the Association’s share capital and are not members of the Board. The Association maintains indemnity insurance for Board members and senior staff.

Employee involvement

Employees are informed and consulted on matters concerning them through team meetings, team briefs, an annual staff and volunteer conference, and regular 1-1 meetings with their managers. PBHA also recognises and consults through Unite the Union.

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Corporate Governance (continued)

Managing diversity

The Association operates and monitors equal opportunities and anti-discrimination policies and procedures. It will always act in accordance with the Equality Act 2010 and best practice and has an Equality and Diversity working party. Currently, 85% of employees are women (2025: 85%); 38% are Black or Minority Ethnic (2025: 36%); 6% are aged under 30 (2025: 9%); 35% are aged over 55 (2025: 36%), 26% have a disability (2025: 27%), and 15% have lived experience (2025: 21%). The diversity of the PBHA team has grown over the year in relation to age, disability and ethnicity. We continue to encourage applications to increase greater ethnic diversity at senior level as well as from younger people and those with lived experience. PBHA achieved accreditation as a Houseproud employer and has maintained its status as a Mindful Employer, and a London Living Wage employer. 37 people volunteered with PBHA, a slight increase from 2024/25 as we recruited new Board members.

Staff turnover fell significantly to 6% this year, outperforming our benchmark group as colleagues valued the community and benefits PBHA offers. Average days lost to sickness however remained high at 11.9 days, due to a number of one-off factors. We are actively encouraging higher attendance levels.

Public Benefit Entity

As a public benefit entity, Peter Bedford Housing Association Limited has applied the public benefit entity 'PBE' prefixed paragraphs of FRS102.

Compliance with the Governance & Financial Viability Standard

The Board confirms that the Association has met the Regulator of Social Housing's regulatory expectations in the Governance and Financial Viability and Consumer Standards in all material respects, with the following exceptions.

PBHA self-reported a material breach of the Rent Standard to the Regulator of Social Housing in May 2025 and continues to work to process the required adjustments to tenant accounts to remedy the breach where rent has been overcharged. We also self-referred a non-material breach of the Tenancy Standard as we had identified that we have been issuing the wrong form of tenancy agreement to General Needs tenants.

PBHA is also working on completing a number of fire safety actions in 2026-27 to bring us in line with the RSH Safety and Quality Standard.

Compliance with NHF Code of Governance (2020)

The Association complies with the National Housing Federation (NHF) Code of Governance 2020. The Chair appraises all Board members regularly with the assistance of the Vice Chair to ensure the Board is developed to carry out its role. The Vice Chair appraises the Chair.

Review of Performance

Peter Bedford Housing Association owns and manages 308 units of accommodation and provides housing with support and access to community activities, work experience, training and employment in keeping with its ethos and delivering value for money. The Board receives regular updates against our performance scorecard to monitor performance. Where relevant these measures are benchmarked with similar organisations through membership of Acuity <http://www.arap.co.uk/>.

The table below provides key performance information based on 2025-26 data taken from KPIs, Management Accounts and from these financial statements.

Peter Bedford Housing Association

Board report

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Description	Target 2025-26	Actual 2025-26	Actual 2024-25
Rent collection %	98%	98%	97%
Rent arrears	£325,000	£224,297	£377,096
% of void loss	4%	4%	3.7%
Funds raised incl. future and multi-year	£500,000	£1,332,000	£531,093

This year has seen good performance on occupancy as we maintained lettings to a good level. Rent collection improved as the year progressed, and we closed the year at target. Our total rent arrears position changed significantly when we credited tenant accounts with £635k following our rent compliance work. This credit will be returned to tenants and local authorities in 2026-27. We have had a successful end to the year with income from a new 6 unit supported housing scheme managed for L&Q and two large multi-year new funds – Energy Redress Fund and Hackney Community Funding.

Peter Bedford Housing Association

Board report

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Value for Money Reporting

Measure	RSH Metric ⁽¹⁾	Actual 2025	Actual 2026	Change from last year	Bench-mark 2026 ⁽²⁾	Target 2026	Current Quartile 2026
Business Health							
EBITDA MRI (Interest cover)	4	(841.6%)	55.9%		232.2%	(58.0%)	4/4
Operating margin – Social Housing Lettings	6a	(33.5%)	(1.2%)		10.2%	(1.8%)	4/4
Operating margin - overall	6b	(32.6%)	(2.2%)		6.8%	0.8%	4/4
Growth							
New Supply Delivered –Social Housing	2	0.0%	0.0%		0.6%	0.0%	N/A
New Supply Delivered – Non social housing	2b	0.0%	0.0%		0.0%	0.0%	N/A
Gearing	3	11.0%	-0.6%		0.3%	8.9%	N/A
Headline Social housing cost per unit	5	£15,990	£12,922		£15,276	£12,750	2/2
Reinvestment	1	4.3%	0.9%		5.4%	2.4%	2/2
Asset Management							
ROCE	7	(6.6%)	(0.47%)		3.4%	0.2%	4/4
(1) RSH = Regulator of Social Housing		Value for Money metrics_Technical note guidance 2023 (publishing.service.gov.uk)					
(2) Table 6: 2025 - Summary of sub-sector metrics - Supported Housing							
Source: Regulator of social housing							
https://assets.publishing.service.gov.uk/media/65d748c854f1e7001a165888/20240213_2023_VFM_Analysis_-_Final.pdf							

Earnings before interest, tax, depreciation, amortisation, major repairs included (EBITDA-MRI) interest Cover. This metric compares the operating surplus generated in the year together with investment in major repairs against the amount of interest payable. EBITDA-MRI is significantly impacted by the provision for dilapidations on our leased properties and the rent credits to tenant accounts due to the breach of the Rent Standard. The EBITDA MRI has improved from previous year; however, this is still below the benchmark position as works continue on improving the properties.

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Value for Money Reporting (continued)

Operating Margin – overall. This looks at operating surplus including any gain/ (loss) on fixed asset sales, divided by all income. This metric has improved on the previous year which included significant costs for the provision for dilapidations on our leased properties, impairment charge and the rent credits to tenant accounts due to the breach of the Rent Standard.

Operating Margin - Social housing lettings only. This metric looks at the operating surplus from social lettings only divided by income from social lettings and excludes fixed asset sales. Adjusting for the effect of the provision for dilapidations on our leased properties, impairment charge and the rent credits, this metric is (1.2)% which shows an improvement from 2024/25.

New Supply metrics. This metric reports on the delivery of new homes. There were no new property developments or acquisitions in 2024/25.

Gearing - This looks at debt that the Housing Association carries in relation to the value of its housing properties. The Association has traditionally had low levels of borrowing. Recent development has been financed through the partnership with Social and Sustainable Capital Limited (SASC) resulting in gearing at 11%.

Headline social housing cost per unit. This considers the cost of managing and maintaining our social housing properties and includes all repairs, maintenance, service costs and capitalised major works divided by the number of housing units. The results show decrease in costs from previous primarily due the decreased level of investment in the housing stock. Adjusting for the impact of the provision for dilapidations in 2024/25 our cost per unit was £13,601 in 2024/25.

Reinvestment. This considers the level of investment including new homes in relation to the value of our housing properties. This fell from 4.3% to 0.9% reflecting a decrease in the level of investment in our existing assets.

Return on capital employed (ROCE). This metric reports on operating surplus (including any gain / loss on disposal) divided by total assets, less current liabilities. Adjusting for the provision for dilapidations, impairment charge and rent credits, this has improved slightly to 0.47% as PBHA made a higher underlying operating surplus in 2025-26.

The table below demonstrates how performance against our Value for Money objectives in 2025-26:

Value for Money Objective	Performance
1. Achieve a maximum void loss of 4% taking us to Quartile 1.	Occupancy rates maintained their improvement only falling back slightly in the last quarter due properties held vacant for decant. The target was achieved and we maintained Quartile 1.
2. Collect at least £66,562 rent each week improving current rent arrears rates to 6% and to benchmark at Quartile 2.	Rent collection averaged at £69,755 per week over the year, showing improving year on year performance achieving the target of 6%. The collection rate improved as rent refunds were actioned as the year progressed with rent arrears in effect being written off.
3. Aim to improve our benchmarking to higher quartiles.	Our benchmarking is improving on most metrics, but significant attention is needed to consistently focus on retaining and improving this performance. Reinvestment fell due to the decarbonisation project not achieving our expectations (due to contractor failure).

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Value for Money Reporting (continued)

4. Achieve 325 homes in management and deliver on the capital programme to maximise Return on Capital Employed / Reinvestment.	PBHA had 308 homes in management at the end of the year, under target despite bringing in a new managed service, due to the end of a number of long-term leased homes. Work continued on the SHDF programme and 3 of 17 homes were decarbonised.
5. Improve value for money by procuring utilities and cleaning services and reducing costs to residents.	Service charge reductions were achieved largely due to the procurement of the utilities contract. Cleaning services were also procured but this did not achieve a saving. Gas servicing and gardening is carried forward.
6. Increase the number of people we support or house to 700 by launching new services	We provided housing for 345 tenants and engaged with 211 people through our Community Connector and other training programmes. This totals 556 beneficiaries.
7. Achieve an operating margin of at least 0.8%	The overall operating margin was significantly under achieved due to lower than expected fundraising and high repairs and maintenance costs. Operating margin was (2.2%). We sought a new tenant for Kingsland Hub but were unsuccessful.
8. Achieve £4,500,000 social impact created across PBHA using the HACT Wellbeing Valuation Approach and embedding the Wellbeing star tool we use to capture social impact.	The Association achieved £3,012,722 in terms of social impact which will be reported on fully in our Annual Impact Report. A change to the method of calculation has resulted in the fall from previous years.
9. The Enterprises and Training service will maintain their break-even position year on year ongoing, delivering a small surplus and contribute to overheads and value for money to tenants.	This was not achieved due to lower fundraising and contract income than budget with a resulting £42,250 deficit. The service was restructuring as the year ended to deliver new fundraised projects.
10. Achieve Headline social housing cost of less than £15,276 aiming to regain our Quartile 1 status.	The headline social housing cost per unit fell to £12,922, as we moved past the 2025-26 one off impacts. We achieved Quartile 3.
11. Raise £500,000 multi-year funding to support new Housing, Enterprises and Training services.	This was achieved with £1,332,074 raised for new housing services, a new Pantry service and new Energy Redress Funding.
12. We will maintain Cyber Essentials to augment our cyber security. We will also roll out tablets to ease access to the housing management system when outreaching. We will deliver efficiencies from rolling out the Tenant Portal and making use of Artificial Intelligence where appropriate.	We maintained Cyber Essentials plus and the plan to roll out tablets almost completed. The Leadership Team drove forward the digital efficiencies although any improvements have yet to quantified.
13. We will maintain benchmarking on Overheads as a % of turnover to retain Quartile 2.	Overheads were 20.4% of turnover for 2025/26 which is Quartile 3.

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Value for Money Reporting (continued)

14. We will work towards reducing tenant turnover as we seek to provide longer term homes.	Tenancy turnover fell to an improved 15% for 2025/26, slightly below the target of 18%.
15. We will improve tenant satisfaction for the biennial survey in 2025.	The 2025 survey showed a slight decrease in the proportion of tenants who were satisfied from 68% to 66%.

The Social Impact PBHA creates is central to PBHA's purpose, and we usually measure this impact using the HACT Wellbeing Valuation Approach.

Our **Value for Money action plan** reflected in our Business Plan 2025-30 is summarised below. These remain our overarching objectives although the exact targets have evolved over time.

1. Maintain occupancy rate to 96% - **Achieved**
2. Achieve high rent collection rates at quartile 2 achieving 100% after voids – We achieved our collection target of 98%, and benchmark at quartile 2 - **Achieved**
3. Grow the margin to meet the requirements for investment in housing stock to £500,000 per annum – **Not achieved**.
4. Secure a strategic partner to build the resilience of Peter Bedford HA and protect the homes for residents – A strategic partner, Single Homeless Project was identified. Completing the partnership is **In progress** and is expected to complete in October 2026.
5. Achieve new income each year of £750,000 to grow the services which benefit residents and the local community. **Achieved**
6. Invest in the homes achieving 3% Reinvestment metric – **Not achieved** due to underperforming contractor and delays due to Listed building consents.

PBHA's Annual Impact Report and Social Impact Statements 2025-26 will be published on our website. Our Annual Impact Report will be distributed to our stakeholders - tenants, referral agencies, funders and local government agencies.

Key value for money actions for 2026-27 are:

1. Complete the strategic partnership with Single Homeless Project to strengthen Peter Bedford HA, delivering efficiencies which can be reinvested in the homes.
2. Complete the leased homes decant within the timeframe outlined in the third-party agreement.
3. Complete an options appraisal on office space and work towards maximising the value of the Kingsland Hub.
4. Fundraising – secure multi-year project funding for new services (expand into Southwark) and develop new housing services through the SHP partnership.
5. Invest in the homes to improve fire safety and energy efficiency (using funds secured through the Energy Redress Fund).
6. Reduce reactive maintenance costs by investing in planned works and introducing a maintenance operative.
6. Procure gardening and gas servicing contracts, aiming to reduce service costs to tenants.
7. Recover costs through service charges wherever possible.

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Board Report on Internal Controls Assurance for the year ended 31 March 2026

Internal control

The Board has overall responsibility for the Association's whole system of internal controls and reviewing its effectiveness. No system of internal controls can provide absolute assurance against material misstatement or loss or eliminate all risk of failure to achieve the Association's objectives.

The Association's system is designed to manage key risks and provide the Board with reasonable assurance that planned objectives and outcomes are achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of the Association's assets.

The process adopted by the Board in reviewing the effectiveness of the system of internal controls, together with some of the key elements of the control framework includes:

1) Identification and evaluation of key risks

Responsibility has been clearly defined for the identification, evaluation, and control of significant risks. The Board identified our key risks and agreed our Risk Management Strategy. There is an ongoing process of management review in each area of the Association's activities. The Senior Leadership Team regularly consider significant risks facing the Association and the Chief Executive is responsible for reporting to the Board any significant changes affecting key risks. We have an organisation wide approach to identifying and managing risk.

2) Monitoring and corrective action

A process of regular monthly management reporting on control issues provides assurance to the Senior Leadership Team and to the Board. This includes ensuring that corrective action is taken in relation to any significant control issues, particularly those that may have a material impact on the financial statements, the achievement of objectives or the delivery of our services.

3) Control environment and control procedures

The Board retains responsibility for a defined range of issues covering strategic, operational, financial, and compliance issues. The Board has adopted, and disseminated to all staff, a Code of Conduct. This sets out the Association's policies regarding the quality, integrity and ethics of its staff. The Code of Conduct is supported by a framework of policies and procedures which staff must comply with. These cover issues such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data and asset protection and fraud prevention and detection.

4) Information and financial reporting systems

Financial reporting systems include annual budgets, monthly management accounts, variance reporting and regular forecasting. These are reviewed in detail by the Senior Leadership Team and are considered and approved by the Board. The Board also regularly reviews key performance indicators to assess progress towards the achievement of key objectives, targets and outcomes.

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Board Report on Internal Controls Assurance for the year ended 31 March 2026 (continued)

Key elements of the control framework include:

- Rules and standing orders
- Board approved terms of reference and delegated authorities for Finance, Risk and Audit Committee, Services Committee and Executive Remuneration Committee.
- Risk management framework overseen by the Finance, Risk and Audit Committee and reported to the Board.
- A framework of written policies and procedures by the Finance, Risk and Audit Committee
- Treasury management, cashflow reporting and regular monitoring of loan covenants
- Code of Conduct and registers for hospitality and declaration of interests
- A Fraud, Corruption and Bribery Register is maintained
- Reports of proceedings and minutes from Committees to the Board
- Reports on internal controls assurance from the Senior Leadership Team.

Long-term financial plan, budgets and forecasts approved by the Board following review The Board has received the Chief Executive's annual statement on Internal Controls Assurance for 2024-25. The Board has conducted its annual review of the effectiveness of the Association's system of internal control for the year ended 31 March 2025 and until the signing of the financial statements. It has taken account of any changes needed to maintain the effectiveness of the risk management and control process.

The Board confirms that there is an ongoing process for identifying, evaluating, and managing significant risks faced by the Association. This process has been in place throughout the year and is regularly reviewed by the Board.

Board members' indemnity

The Board has confirmed that the Association does have Board member and Officers Liability insurance in place.

Financial instruments

The Association does not have any significant exposure to price, credit, liquidity, and cash flow risks arising from its trading activities. The Association does not enter any hedging transactions and no trading in financial instruments is undertaken.

Board Responsibilities in Respect of the Financial Statements

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations. It is responsible for assessing the Association's ability to continue as a going concern.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and its income and expenditure for that period.

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

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

Peter Bedford Housing Association

Board report

Financial Statements for the Year Ended 31 March 2026

Board Responsibilities in Respect of the Financial Statements (continued)

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

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

Disclosure of information to the auditor

We, the members of the Board who held office at the date of approval of these Financial Statements as set out above, confirm so far as we are aware, that there is no relevant audit information of which the Association's auditors are unaware; and we have taken all the steps that we ought to have taken as Board members to make ourselves aware of any relevant audit information and to establish that the auditors are aware of that information.

On behalf of the Board



Jon Sibson
Chair

Report of the Independent Auditors to the Members of Peter Bedford Housing Association Limited Year Ended 31 March 2026

Opinion

We have audited the financial statements of Peter Bedford Housing Association Limited “the Association” for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Reserves, the Statement of Cashflows and the notes to the financial statements, including a summary of significant accounting policies in note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association’s affairs as at 31 March 2026 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor’s responsibilities for the audit of the financial statements section of our report. We are independent of the 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 related to Going Concern

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

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

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

Other Information

The other information comprises the information included in the Board Report, other than the financial statements and our auditor’s report thereon. The Board is responsible for the other information. Our opinion on the financial statements does not cover the other information and, 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 course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Report of the Independent Auditors to the Members of Peter Bedford Housing Association Limited Year Ended 31 March 2026

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 or the Housing and Regeneration Act 2008 requires 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 require for our audit.

Responsibilities of the Board

As explained more fully in the Board's Responsibilities Statement set out on page 14, the Board are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board 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 based on the financial statements.

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

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

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

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

- We obtained an understanding of laws and regulations that affect the Association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Co-operative and Community Benefit Societies Act, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, tax legislation, health and safety legislation, and employment legislation.

Report of the Independent Auditors to the Members of Peter Bedford Housing Association Limited Year Ended 31 March 2026

-
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
 - We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the Board about any incidences of fraud that had taken place during the accounting period.
 - The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the nature of the Association's activities and the regulated nature of the Association's activities.
 - We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
 - We enquired of the Board about actual and potential litigation and claims.
 - We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
 - In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

Use of the audit report

This report is made solely to the Association's members as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014 and Section 128 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to 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 for our audit work, for this report, or for the opinions we have formed.

Signed by:

Menzies LLP

C7DEDD0BAA6F448...

Menzies LLP London

4th Floor

95 Gresham Street

London

EC2V 7AB

Date: 30-Sep-2026

Peter Bedford Housing Association

Statement of Comprehensive Income

Financial Statements for the year ended 31 March 2026

	Notes	2026 £	2025 £
TURNOVER	3	4,298,940	4,016,303
OPERATING COSTS	3	(4,291,005)	(4,138,844)
PROVISION FOR DILAPIDATIONS	3	-	(750,000)
IMPAIRMENT CHARGE	3	(104,575)	(436,073)
GAIN ON DISPOSAL OF HOUSING PROPERTY	3/4	1,412,548	-
OPERATING SURPLUS/(DEFICIT)		1,315,908	(1,308,614)
FINANCE INCOME	6	86,468	66,433
INTEREST AND FINANCING COSTS	6	(185,228)	(143,015)
MOVEMENT IN FAIR VALUE OF FINANCIAL INSTRUMENTS	7	-	(42,531)
TOTAL COMPREHENSIVE SURPLUS/(DEFICIT) FOR THE YEAR		1,217,148	(1,427,727)

The financial statements on pages 19 to 44 were approved by the Board of Management on 2026 and were signed on its behalf by



Jon Sibson
Chair of the Board of Management



Corinna Bishopp
Member of the Board of Management



Clare Norton
Secretary and Chief Executive Officer

The notes on pages 24 to 44 form part of these financial statements

Peter Bedford Housing Association
Statement of Financial Position
Financial Statements for the year ended 31 March 2026

	Notes	2026 £	2025 £
TANGIBLE FIXED ASSETS			
Housing properties	11	15,619,956	16,047,764
Other tangible fixed assets	12	2,997,076	3,062,438
TOTAL FIXED ASSETS		18,617,032	19,110,202
Stock		-	-
Debtors	13	209,478	180,651
Cash at bank and in hand		3,667,157	1,843,716
		3,876,635	2,024,367
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	14	(1,745,292)	(1,381,645)
NET CURRENT ASSETS		2,131,343	642,722
TOTAL ASSETS LESS CURRENT LIABILITIES		20,748,375	19,752,924
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	15	(12,979,803)	(13,201,500)
PROVISIONS	19	(750,000)	(750,000)
NET ASSETS		7,018,572	5,801,424
CAPITAL AND RESERVES			
Share capital	21	21	21
Revenue reserves		7,018,551	5,801,403
TOTAL CAPITAL AND RESERVES		7,018,572	5,801,424

The financial statements on pages 19 to 44 were approved by the Board of Management on 30th September 2026 and were signed on its behalf by



Jon Sibson
Chair of the Board of Management



Corinna Bishopp
Member of the Board of Management

Peter Bedford Housing Association
Statement of Financial Position
Financial Statements for the year ended 31 March 2026

- 

Clare Norton
Secretary and Chief Executive Officer

The notes on pages 24 to 44 form part of these financial statements.

Peter Bedford Housing Association

Statement of Changes in Reserves

Financial Statements for the year ended 31 March 2026

	Revenue Reserves £	Share Capital £	Capital and Reserves £
Balance at 1 April 2024 restated	7,229,130	21	7,229,151
Deficit for the year	(1,427,727)	-	(1,427,727)
Balance at 31 March 2025	5,801,403	21	5,801,424
Surplus for the year	1,217,148	-	1,217,148
Balance at 31 March 2026	7,018,551	21	7,018,572

Peter Bedford Housing Association

Cash Flow Statement

Financial Statements for the year ended 31 March 2026

	Notes	2026 £	2025 £
NET CASH INFLOW FROM OPERATING ACTIVITIES	(A)	469,398	513,731
CASH FLOWS FROM FINANCING ACTIVITIES			
Interest paid		(183,553)	(142,544)
Interest received		86,468	66,433
Repayment of loans		(30,711)	(28,120)
New housing grant		-	-
		(127,796)	(104,231)
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions: works to existing housing properties		(141,291)	(468,077)
Proceeds from the disposal of housing properties		1,623,130	-
Purchase of other fixed assets		-	(4,390)
		1,481,839	(472,467)
NET CHANGE IN CASH AND CASH EQUIVALENTS		1,823,441	(62,967)
Cash and cash equivalents at the beginning of the year		1,843,716	1,906,683
Cash and cash equivalents at the end of the year		3,667,157	1,843,716
(A) RECONCILIATION OF OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES			
		2026 £	2025 £
Surplus/(Deficit) for the year		1,217,148	(1,427,727)
Movement in stock		-	14,143
Movement in debtors		(28,826)	(40,541)
Movement in creditors		516,474	350,331
Movement in provisions		-	750,000
Depreciation		359,435	490,249
Impairment of housing properties		104,575	436,073
Movement in capital grants		(208,923)	(204,705)
Movement in pension liability		(21,864)	26,795
Interest payable		185,228	143,015
Interest received		(86,468)	(66,433)
Grant recycled		(154,833)	-
Surplus on disposal of housing properties		(1,412,548)	-
Movement in fair value of financial instruments		-	42,531
Net cash inflow from operating activities		469,398	513,731

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

1. ACCOUNTING POLICIES

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

(a) Basis of accounting

The financial statements have been prepared in accordance with applicable United Kingdom Generally Accepted Accounting Practice (UK GAAP) and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018. The financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

The financial statements are prepared on the historical cost basis of accounting as modified to include certain items at fair value.

(b) Turnover and revenue recognition

Turnover represents rental and service charge income receivable, amortised capital grant, revenue grants from Local Authorities and Other Agencies, and other income. Rental income is recognised when the property is available for let, net of voids. Service charge income and costs are recognised on an accruals basis.

(c) Depreciation of fixed assets - Housing Properties

Tangible fixed assets are stated at cost, less accumulated depreciation and any recognised impairment loss. Freehold land is not depreciated.

Where a housing property comprises two or more major components with substantially different useful economic lives (UELS), each component is accounted for separately and depreciated over its individual UEL. The Association depreciates freehold housing properties by component on a straight-line basis over the estimated UELs of the component categories.

UELS for identified components are as follows:

Roofs:	70 years	Electrical installations:	40 years
Kitchens:	20 years	Mechanical systems:	30 years
Bathrooms:	30 years	Windows:	30 years
Boilers:	15 years	Structure	100 years
Fire alarm systems:	10 years		

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

1. ACCOUNTING POLICIES (continued)

(d) Impairment of social housing properties

Properties held for their social benefit are not held solely for the cash inflows they generate and are held for their service potential. An assessment is made at each reporting date and carried out in accordance with Financial Reporting Standard 102 (FRS102) as to whether an indicator of impairment exists. If an indicator exists, an impairment assessment is carried out and an estimate of the recoverable amount of the asset is made. Where the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recognised in the Statement of Comprehensive Income. The recoverable amount of an asset is the higher of its value in use and fair value less costs to sell. Where assets are held for their service potential, value in use is determined by the present value of the asset's remaining service potential plus the net amount expected to be received from its disposal. Depreciated replacement cost is taken as a suitable measurement model.

An impairment loss is reversed if the reasons for the impairment loss have ceased to apply and included in the Statement of Comprehensive Income. When an impairment loss is subsequently reversed, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods.

(e) Social Housing Grant (SHG) and other grants

Where housing properties have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure and other components (not land), under the accruals model.

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

(f) Improvements to properties

Expenditure on existing housing properties, other than the replacement of components, is capitalised when it:

- Relates to a major overhaul of the property
- Improves the economic benefit of the asset either through an increase in rental income, a reduction in maintenance costs or through an extension of the life of the property.

Expenditure incurred which relates to an improvement, which is defined as an increase in the net rental stream or the life of a property, has been capitalised. Expenditure incurred on other major repairs, cyclical and day-to-day repairs to housing properties is charged to the Statement of Comprehensive Income in the period in which it is incurred.

(g) Other tangible fixed assets, property, plant & equipment (PP&E)

Depreciation is calculated to write off the cost of other PP&E over their estimated useful lives as follows:

Head Office fit-out	33⅓ % straight line
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Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

1 ACCOUNTING POLICIES (Continued)

Computer equipment 33⅓ % straight line

Office and shop equipment 20 % straight line

The costs of acquisition of the Head Office lease are being written off over the lifetime of the lease which is 250 years.

(h) Interest and financing costs

Interest charges incurred on the financing of housing properties are capitalised up to the date of practical completion. Interest charges arising after that date are charged to the Statement of Comprehensive Income.

Loan interest costs are calculated using the effective interest rate that exactly discounts estimated future cash payments or receipts through the expected life of a financial instrument and is determined based on the carrying amount of the financial liability at initial recognition.

(i) Loan finance issuance costs

Arrangement fees, agency fees and related legal fees payable when entering new loans are capitalised then charged to the Statement of Comprehensive Income over the life of the loan via the effective interest method.

- (j) **Loans** - The Association entered into an agreement with Social and Sustainable Capital (SASC) in 2021 to access a loan facility of £3.7 million for the purchase of 21 homes in Newham, London. The finance charge payable to SASC varies and is based on the rent received by PBHA. The loan is therefore classified as a non-basic financial instrument and has been accounted for at fair value at year end based on valuation techniques that make use of market inputs and option pricing models. Changes to fair value of the loan are recognised in the Statement of Income. All other loans held by the Association are classified as basic financial instruments in accordance with FRS 102. They are measured at transaction price plus transaction costs initially, and subsequently at amortised cost using the effective interest rate method. Loans repayable within one year are not discounted.

(k) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and demand deposits.

- (l) **Operating leases** - Rentals payable under operating leases are charged on a straight-line basis over the term of the lease.

- (m) **Taxation** - By virtue of s.478 Corporation Tax Act 2010, the Association has charitable status and is not subject to corporation tax on surpluses because of, or earned in furtherance of, its charitable objectives.

The Association charges value added tax (VAT) on some of its income and can 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.

(n) Financial instruments

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

Cash and cash equivalents are classified as basic financial instruments and are held at cost. These comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts.

Financial assets carried at amortised cost

Financial assets carried at amortised cost comprise rent arrears, trade and other receivables.

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

1 ACCOUNTING POLICIES (Continued)

Financial assets carried at amortised cost (continued)

Financial assets are initially recognised at fair value plus directly attributable transaction costs. After initial recognition, they are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

If there is objective evidence that there is an impairment loss, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced accordingly. A financial asset is derecognised when the contractual rights to the cash flows expire, or when the financial asset and all substantial risks and reward are transferred. If an arrangement constitutes a financing transaction, the financial asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial liabilities carried at amortised cost

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

Non-current debt instruments which meet the necessary conditions in FRS102, are initially recognised at fair value adjusted for any directly attributable transaction costs and subsequently measured at amortised cost using the effective interest method, with interest-related charges recognised as an expense in finance costs in the Statement of Comprehensive Income. Discounting is omitted where the effect of discounting is immaterial. A financial liability is derecognised only when the contractual obligation is extinguished, that is, when the obligation is discharged, cancelled or expires.

(o) Stock

Stock is carried at the lower of cost and net realisable value being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. This is less any provision for stock unlikely to be sold.

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

(p) Retirement benefits

The cost of providing retirement pensions and related benefits is charged to management expenses over periods benefiting from the employees' services. The Association participates in the TPT Retirement Solutions Growth Plan, a defined benefit multi-employer pension scheme administered by TPT Retirement Solutions (TPT). In accordance with FRS 102 paragraphs 28.11 and 28.11A and Housing SORP 2018 paragraphs 15.9 to 15.12, the Growth Plan has been accounted for as a defined contribution scheme and a liability recognised for the present value of the Association's deficit funding agreement.

The Association also participates in the SHPS defined contribution pension scheme. Contributions payable in respect of staff are charged to the Statement of Comprehensive Income in the period to which they relate.

(q) Going concern

After reviewing the Association's forecasts and projections, the Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason, the Association continues to adopt the going concern basis in preparing its financial statements.

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

2. 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.

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

JUDGEMENTS

- **Impairment of social housing properties**

The Association must make an assessment as to whether an indicator of impairment exists. In making the judgement, management considered the detailed criteria set out in the Housing SORP. An impairment charge of £105,000 (£436,000 was recognised in 2024/25) to write down the carrying value of housing properties leased from another social landlord to £nil, following the decision by the landlord not to renew the leases which expired in October 2025.

PBHA has participated in the Social Housing Decarbonisation Fund (SHDF) to improve the thermal efficiency of homes. Costs associated with the SHDF programme to 31 March 2026 have been capitalised. 14 properties have subsequently been withdrawn from the SHDF programme with the agreement of the grant funder, the Department of Energy Security and Net Zero. The retro-fitting works to these properties will be completed following the SHDF funding which means that the consultancy advice, surveys and listed building applications undertaken through the SHDF programme can be utilised. On this basis no impairment of the works funded via the SHDF programme is considered necessary.

- **Identification of housing property components**

PBHA accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into major components which are considered to have substantially different lives. Judgement is used in allocating property costs between land and the individual components and in determining the useful lives of each component. The identification of such components may therefore have a material impact on the depreciation charge as a result.

ESTIMATION UNCERTAINTY

- **Grant to income**

Government grants relating to housing properties are recognised in income over the expected useful lives of the housing property structure and components. The Association considers whether there are any indications that the useful lives require revision at each reporting date to ensure that the recognition of income remains appropriate.

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

2. SIGNIFICANT MANAGEMENT JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

- **Arrears provisioning**

Provision is made for any impairment of arrears of rents. These provisions require management's best estimate of the recoverability of arrears by reference to estimated future cash flows from identified groups of debtors and judgements to identify appropriate groups of debtors within the overall arrears that have similar credit risk characteristics. These formulae are kept under active review and reflect changes in credit risk characteristics. The current provision is based on 100% of former tenant arrears, 100% of current tenant arrears in excess of £1,700 and 50% of current tenant arrears above £1,200 but below £1,700.

- **Components of housing properties and useful lives**

Major components of housing properties have significantly different patterns of consumption of economic benefits and estimates are made to allocate the initial cost of the property to its major components and to depreciate each component separately over its useful economic life. The association considers whether there are any indications that the useful lives require revision at each reporting date to ensure that they remain appropriate.

- **Provision for dilapidations at the end of leases**

A provision of £750,000 has been made in 2024/25 and carried forward to 2025/26 for dilapidation costs at the end of leases for properties leased from another social landlord based on a negotiated settlement informed by surveys.

- **Fair value of financial instruments**

Loans classified as non-basic financial instruments are remeasured at fair value at each reporting date. This requires the use of a valuation technique that makes use of market inputs and option pricing models provided by an independent treasury advisor that incorporate the factors that market participants would consider in setting a price.

- **Provisions for liabilities and contingent liabilities**

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

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

Contingent liabilities are possible but uncertain obligations that are not recognised in the financial statements as a transfer of economic benefit to settle the possible obligation is not probable, or the amount of the obligation cannot be reliably estimated.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value using a pre-tax discount rate. The unwinding of the discount is recognised as a finance cost in the income and expenditure account in the period it arises.

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

3a. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

2026				
	Turnover	Operating Costs	Other	Operating Surplus/ (Deficit)
	£	£	£	£
SOCIAL HOUSING LETTINGS (Note 3b)				
Housing accommodation	3,924,030	(3,972,057)	-	(48,027)
OTHER INCOME AND EXPENDITURE				
Office sub-lease income	64,763	-	-	64,763
Other	20,003	-	-	20,003
Care and support contracts	290,144	(423,523)		(133,379)
Gain on disposal of housing property	-	-	1,412,548	1,412,548
OPERATING SURPLUS	4,298,940	(4,395,580)	1,412,548	1,315,908
2025				
	Turnover	Operating Costs	Other	Operating (Deficit)/ Surplus
	£	£	£	£
SOCIAL HOUSING LETTINGS (Note 3b)				
Housing accommodation	3,719,347	(4,965,399)	-	(1,246,052)
OTHER INCOME AND EXPENDITURE				
Office sub-lease income	23,820	-		23,820
Other	14,838	-		14,838
Care and support contracts	258,298	(359,518)		(101,220)
OPERATING DEFICIT	4,016,303	(5,324,917)		(1,308,614)

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

3b. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	General Needs Housing	Supported Housing	Total	Total
	£	£	2026 £	2025 £
Income				
Rents	688,258	1,461,784	2,150,042	1,950,085
Service charges	234,760	1,330,305	1,565,065	1,564,557
Amortised government grant	66,856	142,067	208,923	204,705
Total income from lettings	989,874	2,934,156	3,924,030	3,719,347
Expenditure				
Services	115,697	686,403	802,100	880,618
Management	357,162	758,564	1,115,726	1,026,743
Routine maintenance	288,184	612,070	900,254	831,209
Planned maintenance	120,257	255,415	375,672	356,578
Lease costs	29,468	191,947	221,415	133,033
Provision for dilapidations on leases	-	-	-	750,000
Depreciation of housing properties	94,137	199,936	294,073	421,311
Impairment of housing properties	30,312	74,263	104,575	436,073
Rent losses from bad debts	38,931	119,311	158,242	129,834
Total expenditure on lettings	1,074,148	2,897,909	3,972,057	4,965,399
Operating surplus/(deficit) on letting activities	(84,274)	36,247	(48,027)	(1,246,052)
Void losses	33,571	152,936	186,507	141,056

4. GAIN/(LOSS) ON DISPOSAL OF HOUSING PROPERTIES

	2026 £	2025 £
Disposal proceeds	1,650,000	-
Less: Cost of disposal	(26,870)	-
Less: Net book value of housing property and components disposals	(170,451)	-
Less: Capital grant transferred to Recycle Grant (note 17)	(40,131)	-
	1,412,548	-

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

5. SURPLUS FOR THE YEAR

	2026	2025
	£	£
Surplus for the year is calculated after charging		
Depreciation of tangible fixed assets	359,435	490,249
Amortisation of government grants	(208,923)	(204,705)
Impairment of tangible fixed assets	104,575	436,073
Auditors' remuneration in respect of the annual audit excl VAT	17,500	17,878
Auditors' remuneration – PY under provision (audit) excl VAT	7,000	
Auditors' remuneration in respect of other services	-	850
Operating lease rentals	6,446	7,557

INTEREST AND FINANCING COSTS

6a. INTEREST PAYABLE

	2026	2025
	£	£
On loans repayable wholly or partly in more than 5 years	183,553	142,544
Pension interest	1,675	471
	<u>185,228</u>	<u>143,015</u>

6b. INTEREST RECEIVABLE AND SIMILAR INCOME

	2026	2025
	£	£
Interest on bank deposits	86,468	66,433

7 MOVEMENT IN FAIR VALUE OF FINANCIAL INSTRUMENTS

	2026	2025
	£	£
Fair value loss on non-basic financial instrument	-	(42,531)

8 TAXATION

No taxation charge arises as the Association has been granted charitable status by HM Revenue & Customs.

9 STAFF COSTS

	2026	2025
	£	£
Staff costs including directors		
Wages and salaries	1,164,752	1,157,975
Social security costs	139,099	117,576
Pension and other costs	53,065	50,710
	<u>1,356,916</u>	<u>1,326,261</u>

	2026	2025
Average number of persons expressed as full-time equivalents (including the directors) employed during the year	33	29

Peter Bedford Housing Association

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Financial Statements for the year ended 31 March 2026

9 STAFF COSTS (Continued)

The number of persons is calculated by dividing the total number of paid staff hours each month by the Association's standard working week of 37.5 hours.

All staff members are eligible to join the pension scheme provided by TPT Retirement Solutions on a defined contribution basis. The Pension liability (note 20) relates to a closed defined benefit pension scheme.

10 DIRECTORS' AND THE EXECUTIVE OFFICERS' EMOLUMENTS

	2026 £	2025 £
The aggregate emoluments paid to or receivable by the Chief Executive and Senior Leadership Team	<u>218,176</u>	<u>247,080</u>

Aggregate emoluments for the Chief Executive and Senior Leadership Team includes pension contributions of £10,389 (2025: £11,408). The emoluments of directors and the executive officers disclosed above (excluding pension contributions and benefits in kind) include amounts paid to:

	2026 £	2025 £
The highest paid director - Chief Executive Officer (CEO)	92,836	91,284

The CEO is an ordinary member of the TPT Retirement Solutions defined contribution scheme. The CEO's pension contributions for the year amounted to £4,641 (2025: £4,564). The Board received no emoluments in the year (2025: nil). No members received reimbursement of travel expenses (2025: nil).

The full time equivalent number of staff (including the executive officers) who received remuneration (including employer pension contributions) greater than £60,000:

	2026 No	2025 No
£60,000 to £70,000	1	-
£70,001 to £80,000	-	-
£80,001 to £90,000	-	-
£90,001 to £100,000	1	1

Peter Bedford Housing Association
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Financial Statements for the year ended 31 March 2026

11 TANGIBLE FIXED ASSETS – HOUSING PROPERTIES

	2026 £	2025 £
Cost		
At 1 April	18,623,758	18,239,053
Additions: new properties	-	-
Additions: works to existing properties	141,291	683,102
Disposals	<u>(210,633)</u>	<u>(298,397)</u>
At 31 March	<u>18,554,416</u>	<u>18,623,758</u>
Depreciation		
At 1 April	2,139,921	2,017,007
Charge for year	290,337	421,311
Disposals	<u>(36,446)</u>	<u>(298,397)</u>
At 31 March	<u>2,393,812</u>	<u>2,139,921</u>
Impairment		
At 1 April	436,073	-
Charge for year	<u>104,575</u>	<u>436,073</u>
At 31 March	<u>540,648</u>	<u>436,073</u>
Net book value		
At 31 March	<u>15,619,956</u>	<u>16,047,764</u>
Housing properties at net book value comprise		
Freeholds	10,012,027	10,264,019
Leaseholds	<u>5,607,929</u>	<u>5,783,745</u>
	<u>15,619,956</u>	<u>16,047,764</u>
	2026 £	2025 £
Total works to existing properties	1,417,216	2,330,829
Less: Amounts capitalised in housing properties components	<u>(141,291)</u>	<u>(683,102)</u>
Amounts charged to the Statement of Comprehensive Income	<u>1,275,925</u>	<u>1,647,727</u>

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

12 TANGIBLE FIXED ASSETS – OTHER

	Kingsland Hub Building £	Computers £	Office Equipment £	TOTAL £
Cost				
At 1 April 2025	3,469,049	142,733	126,242	3,738,024
At 31 March 2026	3,469,049	142,733	126,242	3,738,024
Depreciation				
At 1 April 2025	436,103	113,241	126,242	675,586
Charge for year	43,461	21,901	-	65,362
At 31 March 2026	479,564	135,142	126,242	740,948
Net book value				
At 31 March 2026	2,989,485	7,591	-	2,997,076
At 31 March 2025	3,032,946	29,492	-	3,062,438

13 DEBTORS

	2026 £	2025 £
Amounts falling due within one year:		
Rental and service charge debtors	313,619	210,792
Less: provision for bad debts	(211,777)	(139,896)
	101,842	70,896
Grants receivable	93,806	93,806
Other contracts and sales debtor	2,700	6,852
Other debtors, prepayments and accrued income	11,130	9,097
	209,478	180,651

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Financial Statements for the year ended 31 March 2026

14 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Trade creditors	87,086	51,631
Rent paid in advance	562,094	465,602
Taxation and social security payable	33,198	44,889
Accruals and deferred income	775,608	531,793
Loans (note 15)	31,878	27,599
Other creditors	29,531	30,285
Government grants (note 16)	208,998	204,705
Pension scheme liability	16,899	25,141
	<u>1,745,292</u>	<u>1,381,645</u>

15 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2026	2025
	£	£
Head Office and Housing loans	3,544,902	3,579,892
Government grants (note 16)	9,266,154	9,594,072
Recycle capital grant	154,833	-
Pension scheme liability	13,914	27,536
	<u>12,979,803</u>	<u>13,201,500</u>

The loan for the acquisition of the Head Office is secured by a legal charge over the premises at 242-248 Kingsland Road and is repayable over 15 years at a variable rate of interest. Housing loans are secured by specific charges on the Association's housing properties and are repayable at effective rates of interest of 5% and 10%.

The Association entered into an agreement with Social and Sustainable Capital (SASC) in 2021 to access a loan facility of £3.7 million for the purchase of 21 homes in Newham, London. The loan is repayable in 2031 and there are no capital repayments during that period. At the balance sheet date £3.7 million had been drawn down. The loan interest is linked to the rent from these homes. In accordance with Section 12 of Financial Reporting Standard 102, the loan has initially been recognised at fair value and subsequently measured at fair value. Changes in fair value have been recognised in the Statement of Comprehensive Income as a loss on revaluation of a financial instrument of nil (£42,531 for the year ended 31 March 2025).

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR (Continued)

	31 March 2026	31 March 2025	31 March 2024 restated
	£	£	£
SASC loan opening balance	3,400,000	3,357,469	3,219,755
Movement in fair value	-	42,531	137,714
SASC loan closing balance	<u>3,400,000</u>	<u>3,400,000</u>	<u>3,357,469</u>
		2026	2025
		£	£
Amounts repayable by instalments:			
Repayable within one year		31,878	27,599
Repayable between two and five years		104,038	138,230
Repayable after five years		3,440,864	3,441,662
		<u>3,576,780</u>	<u>3,607,491</u>

16 GOVERNMENT GRANTS – DEFERRED INCOME

	2026	2025
	£	£
At 1 April	9,798,777	9,909,676
New grant issued	-	93,806
Amortised to Statement of Comprehensive Income (note 3)	(208,923)	(204,705)
Recycle grant on disposal (note 17)	(114,702)	-
At 31 March	<u>9,475,152</u>	<u>9,798,777</u>
Due < 1 year (note 14)	<u>208,998</u>	<u>204,705</u>
Due > 1 year (note 15)	<u>9,266,154</u>	<u>9,594,072</u>

The cumulative amount of social housing grant (SHG) received by the Association is £12,422,061 (2025: £12,422,061).

17. RECYCLE CAPITAL GRANT

	2026	2025
	£	£
At 1 April	-	-
Transferred from deferred government grants (note 16)	114,702	-
Previously amortised (note 4)	40,131	-
	<u>154,833</u>	<u>-</u>

Peter Bedford Housing Association

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Financial Statements for the year ended 31 March 2026

18. ANALYSIS OF NET DEBT

	At 31 March 2025 £	Cash flows £	Other changes £	At 31 March 2026 £
Cash at bank and in hand	1,843,716	1,823,441	-	3,667,157
Debt due within one year	27,599	4,279	-	31,878
Debt due after more than one year	3,579,892	(34,990)	-	3,544,902
	<u>3,607,491</u>	<u>(30,711)</u>	<u>-</u>	<u>3,576,780</u>

	At 31 March 2024 restated £	Cash flows £	Other changes £	At 31 March 2025 £
Cash at bank and in hand	1,906,683	(62,967)	-	1,843,716
Debt due within one year	37,649	(10,050)	-	27,599
Debt due after more than one year	3,555,431	(18,070)	42,531	3,579,892
	<u>3,593,080</u>	<u>(28,120)</u>	<u>42,531</u>	<u>3,607,491</u>

19. PROVISIONS

	2026 £	2025 £
Provision for dilapidations- 1 April	750,000	-
Introduced in the year		750,000
Provision for dilapidations- 31 March	<u>750,000</u>	<u>750,000</u>

20. FINANCIAL INSTRUMENTS

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

	2026 £	2025 £
Financial assets		
Measured at amortised cost		
Rent arrears and other debtors (see note 13)	209,478	180,651
Measured at cost		
Cash and cash equivalents	<u>3,667,157</u>	<u>1,843,716</u>
	<u>3,876,635</u>	<u>2,024,367</u>
Financial liabilities		
Measured at amortised cost		
Loans payable (see note 15)	176,781	207,491
Trade and other creditors (see note 14)	<u>2,237,517</u>	<u>1,874,200</u>
	<u>2,414,298</u>	<u>2,081,691</u>

Peter Bedford Housing Association

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Financial Statements for the year ended 31 March 2026

20. FINANCIAL INSTRUMENTS (Continued)

	2026	2025
	£	£
Measured at fair value		
Loans payable (see note 14)	3,400,000	3,400,000
Interest income and expense		
Total interest income for financial assets at undiscounted amount	86,468	66,433
Total interest expense for financial liabilities at amortised cost	<u>(185,228)</u>	<u>(143,015)</u>
Movements in fair value		
Changes in fair value charged to income	<u>-</u>	<u>(42,531)</u>

21. SHARE CAPITAL

	2026	2025
	£	£
At 31 March	21	21
Issued during the year	-	-
Forfeited during the year	-	-
At 31 March	<u>21</u>	<u>21</u>

The shares, with a Par value of £1, 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.

22. RESERVES

Revenue reserves represent the cumulative surplus and deficits of the Association.

Peter Bedford Housing Association
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Financial Statements for the year ended 31 March 2026

23. PENSION OBLIGATIONS

SCHEME: TPT Retirement Solutions – The Growth Plan

The company participates in the scheme, a multi-employer scheme which provides benefits to some 521 non-associated participating employers. The scheme is a defined benefit scheme in the UK. It is not possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore, it accounts for the scheme as a defined contribution scheme.

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

A full actuarial valuation for the scheme was carried out at 30 September 2023. This valuation showed assets of £514.9m, liabilities of £531.0m and a deficit of £16.1m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

Deficit contributions

From 1 April 2025 to 31 March 2028:	£2,100,000 per annum	(payable monthly)
-------------------------------------	----------------------	-------------------

Unless a concession has been agreed with the Trustee the term to 31 March 2028 applies.

Note that the scheme's previous valuation was carried out with an effective date of 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. To eliminate this funding shortfall, the Trustee asked the participating employers to pay additional contributions to the scheme as follows:

Deficit contributions

From 1 April 2022 to 31 January 2025:	£3,312,000 per annum	(payable monthly)
---------------------------------------	----------------------	-------------------

The recovery plan contributions are allocated to each participating employer in line with their estimated share of the Series 1 and Series 2 scheme liabilities.

Where the scheme is in deficit and where the Association has agreed to a deficit funding arrangement the Association recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost.

Peter Bedford Housing Association

Notes to the Financial Statements

Financial Statements for the year ended 31 March 2026

23. PENSION OBLIGATIONS (Continued)

Present values of provision

Reconciliation of opening and closing provisions:

	2026	2025
Unwinding of the discount factor (interest expense)	1,675	471
Deficit contribution paid	(15,277)	(18,198)
Remeasurements - impact of any change in assumptions	(21)	271
Remeasurements - amendments to the contribution schedule	-	42,420
Provision at end of period	29,190	42,813

Income and expenditure impact

	2026	2025
Interest expense	1,675	471
Remeasurements – impact of any change in assumptions	(21)	271
Remeasurements – amendments to the contribution schedule	-	42,420
Contributions paid in respect of future service	-	-
Costs recognised in income and expenditure account	(21)	42,691

Assumptions

	31 March 2026 % per annum	31 March 2025 % per annum	31 March 2024 % per annum
Rate of discount	4.92	4.84	5.31

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

23. PENSION OBLIGATIONS (Continued)

Peter Bedford Housing Association

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The following schedule details the deficit contributions agreed between the Association and the scheme at each year end period:

DEFICIT CONTRIBUTIONS SCHEDULE

Year ending	31 March 2026 (£s)	31 March 2025 (£s)	31 March 2024 (£s)
Year 1	15,277	15,277	18,198
Year 2	15,277	15,277	-
Year 3	-	15,277	-

The Association must recognise a liability measured as the present value of the contributions payable that arise from the deficit recovery agreement and the resulting expense in the income and expenditure account i.e. the unwinding of the discount rate as a finance cost in the period in which it arises. It is these contributions that have been used to derive the Association's balance sheet liability.

24. CAPITAL COMMITMENTS

	2026	2025
	£	£
Capital expenditure contracted for but not provided for in the financial statements	-	190,844
Capital expenditure that has been authorised by the Board but has not yet been contracted for	-	454,140

Capital commitments are financed through PBHA's existing cash balances of £3,667,157 and Social Housing Decarbonisation Fund Grant.

25. OTHER FINANCIAL COMMITMENTS

Total minimum lease payments under non-cancellable operating leases are as follows:

	2026	2025
	£	£
Payments due:		
Within 1 year	179,372	181,564
Between one and five years	717,488	717,488
After 5 years	373,692	553,064
	1,270,552	1,452,116

These lease payments relate to 21-year leases in respect of 69 units owned by another social landlord which expired in 2025, and a 11 unit supported housing scheme leased from Islington Council.

26. SOCIAL HOUSING UNITS / BEDSPACES IN MANAGEMENT

	2026 Units	2025 Units
Under management at end of year		

Peter Bedford Housing Association

Notes to the Financial Statements

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Owned:

General needs

89

96

Supported housing

203

208

292

304

Managed for others:

Supported housing

16

10

308

314

In 2025/26 there were no units under development, 6 units were acquired, 6 units were sold, 5 units were handed back and one unit changed to a community room. In 2024/25, 12 units came into management.

27. RELATED PARTY TRANSACTIONS

PBHA did not have any Directors' loans as at 31 March 2026 or in 2025. There are no transactions with key management personnel and their close family other than for rents relating to tenant board members. The Board had two tenant members during the year who hold tenancy agreements on normal terms and cannot use their position to their advantage. Rent charged to the tenant Board members during the year was £17,630 (2025: £19,534). Arrears on their tenancies at the 31 March 2026 was £nil (2025: £305). Related party balances are not secured.

28. EXTERNAL SUPPORT

- a. Greater London Authority Further funding for revenue support for Newham tenants of £104,729 including an extension for the 2026/27 year.
- b. LB Hackney Community Fund funding of £115,000 to August 2027 to set up a Community Pantry as part of the Kingsland Lifeline Hub in partnership with St Giles Trust.
- c. Energy Redress Fund Funding of £976,075 for two years (from March 2026) to decarbonise PBHA homes, and train staff and residents in energy awareness.
- d. ELFT/Mind Funding of £79,510 for the Community Connectors programme.

29. CONTINGENT LIABILITY

Under the terms of the agreement to hand back the 69 units leased from another social landlord, PBHA has to return all the properties by March 2027 and pay £500,000 in respect of dilapidations, increasing to £750,000 if the properties are not returned by then. If all properties have not been returned with vacant possession by the end of September 2027, then the dilapidation settlement amount increases to £1 million. There is a programme in place to consult with tenants and arrange move on accommodation, which will come from within PBHA's own stock, the lessor, local authorities, the original referral agency and the private rented sector. On this basis no provision has been made for the potential additional dilapidations payment of £250,000 as it is considered by management that it is expected that the properties will be vacant by September 2027. However, a contingent liability of £250,000 (2025: £250,000) has been put in place due to the uncertainty of the full vacancy, but due to the programme in place it is expected that the properties will be fully vacant by September 2027.

**Peter Bedford Housing Association
Notes to the Financial Statements
Financial Statements for the year ended 31 March 2026**

30. SUBSIDIARY UNDERTAKINGS

PBHA has one subsidiary, the Peter Bedford Trust, a dormant charity with net assets of £nil (2025: £nil).

31. LEGISLATIVE PROVISIONS

PBHA is an independent association and is incorporated under the Co-operative and Community Benefit Societies Act 2014.

32. POST BALANCE SHEET EVENT

PBHA Shareholders and its Special General Meeting on 4th September 2026 approved the adoption of revised Rules in which PBHA becomes a member of the Single Homeless Project Group. It is anticipated that PBHA will become a wholly owned member of the Single Homeless Project Group on 5th October 2026.