



(Consolidated Accounts)

(Limited by Guarantee)

**Report and Financial Statements for the Year Ended
30 September 2025**

HYELM is a company limited by guarantee, registration No. 00244598, and is registered with the Regulator of Social Housing No. HO312. HYELM is charitable and is registered with the Charity Commission No. 215575.

HYELM
Report and Financial Statements for the year ended
30 September 2025

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Report and Financial Statements for the year ended 30 September 2025

Members, Senior Staff, Advisors and Bankers

Board

Chair	Vanessa James
Vice Chair	Andrew Brainin from 24 June 2025
Ordinary Members	Joel Inbakumar to 25 th November 2025 Rhiannon Meredith Febechi Chukwu David Capel Jonathan Clowes Jayesh Doshi Liliana Shanbhag from 18 March 2025 Isla Haigh from 24 March 2026

Senior Staff

Chief Executive	Debra Ives
Director of Finance & Company Secretary	Martin Grundy

Auditors

Moore Kingston Smith LLP
9 Appold Street
London
EC2A 2AP

Principal Bankers

Barclays Bank
28 Hampstead High Street
Hampstead
London NW3 1QB

Bank of Ireland
1 Donegall Square South
Belfast BT1 5LR

Registered Office

43-51 New North Road
London
N1 6JB

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Report and Financial Statements for the year ended 30 September 2025

Report of the Board

Report of the Board

The Board is pleased to present its report and financial statements based on a limited company format and in accordance with accounting requirements by legislation and as set out in the Statement of Recommended Practice 'Accounting by Registered Social Landlords' ('SORP' – Update 2018).

Review of the Period

The Board reports a deficit of £3,426,001 for the year to 30 September 2025 (2024: deficit £11,582,892). The overall deficit is a combination of a number of separate elements:

- an operating deficit arising from running the corporate functions and the Old Street property (£170k);
- the costs of fire remediation work at the Old Street property (£661k);
- the reduction in the valuation assigned to the Imperial House site (£2,568k).

The operating deficit for the year of £170k is lower than the operating deficit for the previous year (£410k) and arises as the costs of the corporate function needed to run a Registered Social Landlord are higher than can be supported by the single income generating asset (the Old Street property) which Hyelm currently operates. The Board is focusing on minimising this deficit as much as possible whilst operating within our charitable objectives but to achieve long term financial viability other income generating assets are needed and this is reflected in the strategic plan.

The cost of the fire safety works and enhanced fire safety measures during the year was £660,758 increasing the total cost incurred to date to £3,610,926. The second phase of these works which involves the correction of fire stopping defects to the apartments within the building, has continued throughout the year and planning for the third phase of these works in relation to the external façade of the building has also continued through the year. The enhanced fire safety measures at the Old Street building have continued to be in place whilst the remediation works are completed.

The valuation of the Colindale site has been undertaken by major firms of professional valuers and the decline in value reflects the continued uncertainty associated with the development activity.

Legal Status

The HYELM Group comprises HYELM, a Company Limited by Guarantee and which does not have share capital, The Ames House Trust, a charity established under Trust Deed, and Arthur West House Limited, a private limited company which is a wholly owned subsidiary of HYELM.

HYELM is a non-profit making concern registered as a Charity and a Registered Provider under the Housing Acts. The Ames House Trust is accounted for as a branch of HYELM due to a uniting direction in place with the Charity Commission.

The consolidated accounts show the financial position of The Group as a whole, and for the Association which includes HYELM and The Ames House Trust.

Principal Activity and Public Benefit

HYELM provides a high standard of affordable accommodation in a homely environment for keyworkers, critical workers and professionals aged 18 – 35, on low to moderate incomes.

The Board confirms that it has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing HYELM's aims and objectives and in formulating plans.

Format of Financial Statements

The Board is pleased to present its report and financial statements based on a limited company format and in accordance with accounting requirements by legislation and as set out in the Statement of Recommended Practice 'Accounting by Registered Social Landlords' ('SORP' – Update 2018).

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Report and Financial Statements for the year ended 30 September 2025

Report of the Board

Future Plans

The Board adopted an updated strategic plan for the period 2025-2028. The plan focuses on three key activities:

- to grow sustainably,
- to maintain the quality safety and affordability of our housing
- to create an environment where young residents can thrive.

Growth – Hyelm’s objectives are to increase the number of housing units we deliver, securing an additional scheme, to develop the HYELM model (housing and viability), and to build partnerships and diversify funding and financing.

Housing – The objectives in this area are to complete the remediation of our Old Street scheme, to develop our Energy and Sustainability strategy, and ensure our rents remain affordable.

Community & Wellbeing – we plan to increase our resident involvement and community engagement, respond to our resident’s needs – developing partnerships and our offer, and to review the Hyelm Membership purpose and structure.

Board

The Board has reviewed the recommendations of the National Housing Federation’s Code of Governance 2020 and this year decided that it would be appropriate to establish a separate audit and risk committee which now means that the Board fully complies with the Code. The Board has also adopted, and is compliant with, the National Housing Federation Code of Conduct issued in 2012. HYELM is a member of the Federation.

HYELM has implemented a comprehensive Board and Board members appraisal process and a governance development plan which is reviewed and updated annually.

In accordance with the Articles of Association, Vanessa James and Joel Inbakumar are required to stand down at the 2026 Annual General Meeting. Vanessa remains eligible for re-election for another term of three years but Joel has reached the end of his term and has retired as a Board member. Joel has been Board member for 9 years and we thank him for his support during this period and are grateful for the invaluable advice he had provided.

VALUE FOR MONEY STATEMENT 2025

Introduction

The Value for Money Standard 2018

The 2018 Value for Money Standard published in April 2018 requires that Registered Providers must:

- Clearly articulate their strategic objectives.
- Have an approach agreed by their board to achieving value for money in meeting these objectives and demonstrate their delivery of value for money to stakeholders.
- Through their strategic objectives, articulate their strategy for delivering homes that meet a range of needs.
- Ensure that optimal benefit is derived from resources and assets and optimise economy, efficiency and effectiveness in the delivery of their strategic objectives.

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Report and Financial Statements for the year ended 30 September 2025

Report of the Board

The Standard requires that that Registered Providers must demonstrate:

- A robust approach to achieving value for money – this must include a robust approach to decision making and a rigorous appraisal of potential options for improving performance.
- Regular and appropriate consideration by the board of potential value for money gains – this must include full consideration of the costs and benefits of alternative commercial, organisational and delivery structures.
- Consideration of value for money across their whole business and where they invest in non-social housing activity, they should consider whether this generates returns commensurate to the risk involved and justification where this is not the case.
- That they have appropriate targets in place for measuring performance in achieving value for money in delivering their strategic objectives, and that they regularly monitor and report their performance against these targets.

It is also a requirement that Registered Providers must annually publish evidence in the statutory accounts to enable stakeholders to understand the provider's:

- Performance against its own value for money targets and any metrics set out by the Regulator, and how that performance compares to peers.
- Measurable plans to address any areas of underperformance, including clearly stating any areas where improvements would not be appropriate and the rationale for this.

Hyelm is committed to finding ways to provide excellent services whilst at the same time seeking to reduce costs and improve efficiency. To ensure that we can measure efficiency gains and to provide meaningful comparisons with other organisations providing similar services, the Board has adopted the 2018 Value for Money Standard for Registered Providers of Social Housing.

How We Deliver Value For Money

Although Hyelm does not provide social housing – the Old Street development provides a mix of accommodation on intermediate and affordable rents for young people on low incomes - the Value for Money standard provides a framework for measuring performance in a consistent manner.

Achieving Value for Money (VFM) is a fundamental element of our objective to become a top quartile performing organisation.

We see VFM as the process of delivering savings and improving quality by simplifying everything that we do and by achieving a balance between costs, quality and results.

This statement outlines our approach to achieving VFM in meeting our objectives with reference to our financial, social and environmental returns, and measures performance using the metrics included within the 2018 Value for Money Standard.

Value For Money is embedded within our business in the following ways:

Governance

Board members' duties include reviewing the efficiency of our operations and our Value For Money performance as well as ensuring compliance with the regulatory Value For Money standard.

The Board discusses our Value For Money Policy and Statement at least annually and reviews the operational and financial performance of the business quarterly.

Financial Management

We operate a robust budgeting process that sets out the financial parameters within which our organisation is required to work to deliver improvements in the services that we provide to our residents and others who work with us.

The business planning process helps to ensure that our resources and assets are used in the most appropriate ways to deliver our objectives.

Our budget and business plan targets are structured to ensure that effective use is made of our resources each year to strengthen our capacity to develop new homes and enhance our services.

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Report of the Board

Procurement

We continuously seek to obtain Value For Money from our suppliers and look to rationalise contracts and re-tender when necessary to ensure that the services that we receive from them meet and deliver our business objectives.

Where appropriate, we undertake an options appraisal process to ensure that there is a robust business case for investment/divestment decisions and that returns are optimised.

Managing Performance

We continually review our performance and benchmark ourselves against our peer groups. A key objective of our Strategic Plan is to achieve top quartile performance for financial strength and quality of services. The Board reviews performance information on a regular basis.

We have set ourselves the challenge of benchmarking our performance against that of other organisations that provide similar services within the social housing sector and not for profit housing sectors.

Comparative analysis is based on information provided by HouseMark, Acuity's clients in London and other publicly available information.

Resident Focus

Improving resident engagement and obtaining regular feedback in relation to our services are key objectives for the life of our Strategic Plan.

Acuity is commissioned to undertake an independent satisfaction survey of our residents on an annual basis and collect data on their opinions of, and attitudes towards, HYELM and the services we provide. Their survey has been designed using the new Tenant Satisfaction Measures from the Regulator of Social Housing.

Our People

Our staff are critical to the organisation for the delivery of services to our residents. Providing training and support to our staff is essential to ensure that we maximise their capability. Salary and benefits packages are reviewed every three years. The review includes a benchmarking exercise to ensure that the salaries and benefits that staff receive are comparable with our peer group.

In 2020 as part of our longer term strategy we reviewed our staffing structure to ensure that the right number of appropriately skilled staff will be in place to manage a growing organisation. The structure will be further reviewed as needs change.

Our Strategic Plan

The Strategic Plan focuses on three key activities:

1. Growth

To expand our housing capacity to meet the housing need of more young people securing financial sustainability for Hyelm through strategic partnerships and funding diversification

More specifically, we will

- **Expand Housing Stock:** Develop new units on existing land and acquire new sites for future projects. Review the potential for the purchase of completed housing schemes.
- **Strengthen Partnerships:** Collaborate with developers, the Greater London Authority, and Local Authorities to unlock housing opportunities.
- **Diversify Funding Sources:** Secure additional grants, explore impact investment opportunities, and make best use of our assets.
- **Formalise the Hyelm management model** as the foundation for the management of schemes on behalf of third-party landlords.

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Report of the Board

- Grow sustainably, consolidating our geographical presence and approach in Hyelm's existing and legacy locations.
- To operate close to key employment hubs, that are supported with robust local infrastructure.
- To increase the number of units we provide through either developing our current large site or new development subject to financial and viability constraints.

2. *Our Housing*

To maintain and enhance the quality, safety and affordability of our housing stock while meeting best practice and regulatory standards.

More specifically we will

- **Ensure Safety and Compliance:** Complete Old Street refurbishment and achieve full fire safety compliance, including cladding remediation.
- **Maintain Affordability & Excellence:** Keep rental levels affordable while adhering to the Decent Homes Standard.
- **Enhance Living Conditions:** Implement proactive maintenance and invest in modern, high-quality housing design. Improve ventilation by replacement of the windows to address overheating issues.
- Explore the integration of long-term sustainability and low carbon retrofit measures at Hyelm Old Street.

3. *Community Visibility & Resident Well-being*

To strengthen community engagement, support our tenant's well-being and create an environment where young residents can thrive.

More specifically we will:

- **Increase Community Engagement:** Develop more resident-led activities and partnerships with local stakeholders.
- **Improve Resident Support:** Offer financial planning resources and debt prevention programs.
- **Enhance Membership & Representations:** Redefine what it means to be a Hyelm member and create a Hyelm alumni. Involve residents more in governance and decision making.
- Forge partnerships to support residents' career growth and independence.

Progress against the objectives within the Strategic Plan

Our growth programme

Regarding our **growth programme**, we adopted a strategy in 2013/14 to dispose of one of our existing properties, Arthur West House, with a view of using its capital receipt to develop and manage a further 250 bed-spaces of modern accommodation within Greater London by 2019. The expansion of the housing stock we manage is a key objective of the longer term strategy adopted by the Board.

The property, sold in 2014, generated a receipt of £30.05 million, some £6 million above the maximum forecast sale price. The sale proceeds were apportioned between HYELM and The Ames House Trust, which had a leasehold interest in Arthur West House. The amount received by HYELM amounted to £24,115,125, with the balance of £5,934,875 being received by The Ames House Trust.

We continue to consider our development options but the current economic situation continues to hinder progress. The value of the Colindale development site purchased in 2018 has reduced significantly since it was purchased and whilst this is currently only a paper loss, it is a significant factor when considering future development options. All options for the site remain under consideration and our expectation is that the market outlook will improve, at least in the medium term, to enable this site to be used in the future to support the HYELM strategic development objectives.

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Our housing operations

Our Old Street scheme is now seventeen years old. It was built to comply with (the then) Eco Homes standards and achieved a Very Good rating in this regard.

During the course of the financial years 2023/24 to 2027/28, we will be carrying out major works at our Old Street scheme to remedy fire safety issues that were identified following investigations carried out following the Grenfell tragedy in June 2017. In addition to fire safety issues, a number of additional defects were identified dating back to the construction of the building, and these defects will be remedied concurrently with the fire safety issues. The costs if this work will be met, at least in part, by monies received from our insurers and the original contractor.

To ensure best value for money, competitive tenders were sought, and value tested. The works are being undertaken over a four-year period to minimise disruption to our residents and the loss of rent income.

Following the completion of the remedial works our forward plans for our Old Street scheme include provision for the regular maintenance and refurbishment of the property to ensure that it continues to provide high standards of affordable accommodation that meet the expectation of our residents.

To ensure that we achieve best value for money from the goods and services that we procure, Standing Orders are in place that require competitive quotations to be sought for low value goods, and for formal tendering procedures to be enacted for more valuable services.

During the year to 30 September 2025 the following goods and services were tendered:

- Gas and electricity supplies;
- Insurance cover;
- Building safety adviser;
- Health & Safety adviser;
- IT management services;
- Sustainability consultants;
- Fire safety services.

Where possible, we make use of procurement exercises that have been undertaken by other organisations to ensure that best value has been obtained.

Old Street provides accommodation for young people at the beginning of their careers ensuring that they are accommodated in low cost, quality accommodation in a secure environment. Of the units available 74 bed-spaces provide intermediate rent accommodation for priority group workers. The remaining 51 bed spaces are provided for non-priority group workers. The Hyelm Group endeavours to provide rented accommodation to tenants which provides value for money when compared with rent charged for comparable properties. To ensure that the rent represents good value for money, the Board has approved a policy of linking all rents to no more than 80% of the market rate.

The use of the space on the ground floor of the building continues to be reviewed. The office accommodation market declined during the Covid pandemic and lettings have not returned to previous levels so much of the accommodation has been vacant during the financial year.

The supply of electricity, and gas are retendered annually to ensure best value is obtained, for both HYELM and our residents.

Implementation of the Government's Future Homes Standard is designed to improve energy efficiency within buildings to help to reduce energy consumption. We will review the requirements of the Future Homes standard to see what improvements can be made to reduce our energy costs and provide VFM for our residents by reducing their energy service charges costs.

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Our communities and people

As part of our strategy in relation to **Our communities and people** the revisions to our staffing structure and job profiles has enabled us to:

- Deliver business as usual;
- Provide support for our two major projects (Development and Fire Defect work);
- Effectively manage organisational risks;
- Manage building safety in line with Hackett review recommendations.

Overall, there are very good levels of satisfaction with the services provided by HYELM, with all Tenant Satisfaction Measures, as prescribed by the Regulator of Social Housing, scoring above the median level of our peers. Nine of those measures exceeding the higher percentile.

Overall satisfaction amongst tenants was at 88%. Satisfaction levels are highest for;

- Friendly and Approachable staff: 96%
- Maintenance of Communal Areas: 94%
- HYELM is easy to deal with: 91%
- Providing a safe home: 89%

On the other hand, satisfaction is lowest for;

- Complaint handling – 64%, albeit this was a large increase on the previous satisfaction levels (36% in 2023-24)
- Making a positive contribution to the community – 63%
- Rent being value for money – 62%

Compared to last year satisfaction has increased in 9 areas including with approach to anti-social behaviour (up 11%) and complaint handling (up 28%).

Satisfaction has decreased in 3 areas;

The time taken for repairs, (from 93% to 87%), Providing a safe home (from 92% to 89%) and overall satisfaction with HYELM (from 91% to 88%).

Some of the other measures we monitor are summarised in the table below

Other Measures	Benchmark: Peer group median	HYELM 2022/23	HYELM 2023/24	HYELM 2024/25
Current rent arrears	4.04%	1.7%	3.9%	2.6%
Average re-let time (days)	52	65.17	63.91	9.1
% of void losses	0.76%	12.10%	13.52%	10.2%

Our rent arrears figures have decreased since the previous year and are below the sector average. This is due to closer management of arrears cases and earlier engagement with residents who fall behind with their rent payments. Average re-let times and the percentage of void losses have also reduced since the previous year reflecting increased management attention in these areas.

The percentage of voids still compares unfavourably with the benchmark peer group and this is due to the need to provide vacant accommodation for contractors to carry out the fire safety works referred to above.

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Finance

The accounts for the year ending 30 September 2025 have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102), the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and the Accounting Direction for private registered providers of social housing 2022.

Following the sale of Arthur West House in 2014, HYELM only provides accommodation at its Old Street property. This is a mix of private rented accommodation and grant supported intermediate rent accommodation that is tenanted by priority group workers.

Following the disposal of the Arthur West House site, management costs per unit increased as central costs previously allocated to the property have been retained but are supporting the development programme, which will provide new accommodation on a number of sites.

Reporting against the 2018 Value for Money Standard

The Hyelm Group has adopted the reporting requirements of the 2018 Value for Money Standard.

Metric 1 – Reinvestment

	2021/22 actual	2022/23 actual	2023/24 actual	2024/25 actual
Reinvestment %	10.12%	2.86%	4.25%	1.28%

Following the sale of the Hampstead property, HYELM has only the Old Street scheme in operation. Delays in gaining planning approval and relief from the Community Infrastructure Levy for the Colindale scheme resulted in delays to the building programme, thus investment has been less than planned in recent years.

Metric 2 – Supply

Unlike many large Registered Providers, Hyelm does not have an annual development programme. Our investment in property relates to a specific scheme and therefore the supply metric is not a relevant measure of performance.

Metric 3 – Gearing

	2021/22 actual	2022/23 actual	2023/24 actual	2024/25 actual
Gearing	-40.16%	-27.18%	-20.92%	-17.95%

Hyelm currently has one loan. Our investment in the new development will be funded at least in part by Hyelm's cash reserves, thus as the value of housing properties increase as the development programme progresses gearing will decrease. On completion of our new developments Hyelm will have additional capacity for borrowing to support the development of additional accommodation and complete our strategic objective of providing further accommodation.

Metric 4 – Earnings before Interest Tax Depreciation and Amortisation – Major Repairs Included

The EBITDA MRI (Earnings before Interest Tax Depreciation and Amortisation – Major Repairs Included) interest cover measure is a key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates against interest payments (the measure avoids any distortions stemming from the depreciation charge). The need to provide vacant accommodation for the fire safety and remedial works, has led to a reduction in rent income, which coupled with higher management cost has led to a decrease in the interest cover. During 2021/22 the level of interest cover increased significantly due to the recovery of monies for the fire safety works from our insurers and the original building contractor, but this was a one off receipt and the figures for later years reflect the earlier trend.

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	2021/22 actual	2022/23 actual	2023/24 actual	2024/25 actual
EBITDA MRI	1037.1%	-121.59%	-101.79%	-34.87%

EBITDA to Debt Service Cost

Our loan facility agreement requires Hyelm to achieve a ratio of EBITDA to Debt Service Costs of a minimum of 1:1.1. The ratio measures our ability to fund the repayment of capital and interest payable on the outstanding loan from current income generated by Hyelm.

A revised method of calculating the EBITDA ratio was agreed in 2020 until the completion of the fire safety works. The revised method of calculation permits the balance held in a reserve account to be added to the earnings figure when calculating the ratio. Using the revised method of calculation, the EBITDA ratio for the year ended 30 September 2025 is in excess of the bank requirements.

	2021/22 actual	2022/23 actual	2023/24 actual	2024/25 actual
EBITDA – loan facility	1:12.29	1:22.33	1:11.29	1:7.65

Metric 5 – Headline residential housing cost per unit

The unit cost metric assesses the headline social housing cost per unit as defined by the Regulator. Although The Group is not a provider of social housing, the social housing cost per unit is the benchmark against which Hyelm chooses to measure performance.

	2021/22 actual	2022/23 actual	2023/24 actual	2024/25 actual
Costs overall	£7,673	£9,575	£10,430	£10,423
per week	£147.15	£183.64	£200.02	£199.89

In 2022/23 costs have increased due to higher utility prices, repair work needed to the roof and lifts and the costs associated with the 5 yearly fixed wire test and in 2023-24 costs further increased mainly due to increased professional fees and consultancy support. In 2024-25 costs have remained broadly similar to the previous year.

Metric 6 – Operating Margin

The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account. Increasing margins are one way to improve the financial efficiency of a business. The operating margin for 2021/22 reflected the recovery of monies to fund the fire safety works at Old Street and in later years the margin has reduced to previous levels.

	2021/22 actual	2022/23 actual	2023/24 actual	2024/25 actual
Operating Margin				
Overall	69.58%	-16.42%	-27.38%	-9.27%

Metric 7 – Return on Capital Employed (ROCE)

This metric compares operating surplus to total assets less current liabilities and is a measure to assess the efficient investment of capital resources. The 2024/25 return figure shown in the table below reflects the deficit incurred during the year.

	2021/22 actual	2022/23 actual	2023/24 actual	2024/25 actual
ROCE	0.44%	-0.63%	-1.51%	-0.58%

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Value For Money for 2024/25

HYELM remains in a period of transition and the Value for Money metrics will reflect this until the new developments come on stream and the fire safety works at the Old Street building are completed. During this period the Value for Money metrics will be measured against budgets and business plans and future reports will reflect this approach. When the development programme is complete and the remedial works at Old Street are finished, it is our aim to be in the top quartile for both financial and operational performance, and to see our performance improve each year.

We will be undertaking further work over the next year to support our aim of improving value for money for our existing residents by:

- Re-tender for the supply of electricity, gas, and insurances.
- Retendering the contract for HVAC services.
- Tendering for the works needed to the external facade of the Old Street building
- Review the elements that make up the service charges that our residents pay to ensure that they remain as affordable as possible for those whom we set out to house.

Officer's Insurance

The Group has in place indemnity insurance to safeguard voluntary Board members and senior executive staff.

Key Policies and Strategies

Reserves Policy

The majority of reserves are currently in the unrestricted reserve fund which at the reporting date totalled £13,834,229. The Board is committed to investing in new accommodation to house young people on low to moderate incomes and will apply the majority of its' free reserves, together with the Endowment Fund in pursuit of this objective. A free reserve balance equivalent to 3 months operational expenditure will be maintained to manage the day-to-day fluctuations in cash flow and operational risks.

A small proportion of reserves are currently held in a designated reserves for non-accommodation activities such as the provision of sporting, recreational and social facilities. Any surplus income from the provision of non-accommodation activities is returned to the Activities fund.

Treasury Management

Following the sale of Arthur West House, the Treasury Management Policy was reviewed and updated to include the key recommendations of CIPFA's "Treasury Management in the Public Services: Code of Practice". (The Code), as described in Section 4 of that Code.

Rent

Increases take into account the income of our residents, charges levied by competing organisations and are in line with guidance from the Regulator of Social Housing.

Statement on Internal Controls Assurance

The Board acknowledges its responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness.

The system of internal control is designed to manage, rather than eliminate, the risk of failure to achieve business objectives, and to provide reasonable assurance against material misstatement or loss.

The process for identifying, evaluating and managing the significant risks faced by the company is ongoing and has been in place throughout the period commencing 1 October 2024 up to the date of approval of the report and financial statements.

Key elements of the control framework include:

- Board approved terms of reference and delegated authorities for all sub committees of the Board.
- Clearly defined management responsibilities for the identification, evaluation and control of significant risks.

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Report of the Board

- Robust strategic business planning processes, with detailed financial budgets and forecasts.
- Formal recruitment, retention, training and development policies for all staff.
- Established authorisation and appraisal procedures for significant new initiatives and commitments.
- Regular reporting to the appropriate committee on key business objectives, targets and outcomes.
- Board approved whistle-blowing policies and anti-theft and corruption policies.
- A regular programme of independent internal audit.
- Board approved fraud policies, covering prevention, detection and reporting, together with recoverability of assets.
- Regular monitoring of loan covenants and requirements for new loan facilities.

A fraud register is maintained and reviewed by the Board on a regular basis. During the year no frauds were reported.

The Board has received the Executive Team's annual review of the effectiveness of the system of internal controls which are designed to provide reasonable, not absolute, assurance. The Board has also received the annual report of the internal auditor which reported that no significant control issues had been identified.

NHF Codes of Governance and Conduct

We are pleased to report that The Group complies with the principal recommendations of the NHF code of governance 2020 and is compliant with the NHF Code of Conduct 2012. HYELM has a Governance Manual which provides a comprehensive manual of policies, procedures and guidance notes for all areas covered by the Code and has published a statement on all its accountability mechanisms. Policies and procedures are reviewed by the management team in accordance with a published timetable (or according to need) and all significant changes are reported to the Board.

Statement of the Board's Responsibilities

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

Company Law requires the Board to prepare financial statements for each financial year. Under that law the Board has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. Under that company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and profit or loss of the company. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice (SORP) Accounting by Registered Housing Providers, have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to assume that the company will continue in business.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the company and enable it to ensure that the financial statements comply with the Companies Acts 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

Statement of Compliance

The directors have undertaken an assessment of compliance with the governance and financial viability standard as required by the Accounting Direction 2022. The directors can confirm that no evidence of no-compliance has been identified since the last report. In preparing the strategic report the directors have followed the principles set out in the Statement of Recommended Practice for Registered Social Landlords (SORP 2018).

Disclosure of information to Auditors

At the date of making this report, each of the company's directors, as set out on page 1, confirm the following:

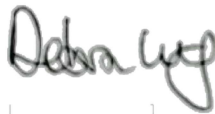
- So far as each director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- Each director has taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

In preparing this report, the directors have taken advantage of the small companies exemption provided by section 415A of the Companies Act 2006 in respect of the report of the Board and strategic report.

The Report of the Board was approved by the Board on the 24 March 2026 and signed on its behalf by:



Vanessa James
Chair



Debra Ives
Chief Executive

HYELM

Report and Financial Statements for the year ended 30 September 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF HYELM

Opinion

We have audited the financial statements of Hyelm (the 'company') for the year ended 30 September 2025 which comprise the Group Statement of Comprehensive Income, the Group Statement of Changes in Reserves, the Group Statement of Financial Position, the Group Statement of Consolidated Cash Flows, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland' (United Kingdom Generally Accepted the UK and Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of The Group's and the parent charitable company's affairs as at 30 September 2025 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including FRS 102 the Financial Reporting Standard Applicable to the UK and Republic of Ireland, the Housing and Regeneration Act 2008 and the Accounting Direction for Registered Providers of Social Housing 2022; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

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 financial statements section of our report. We are independent of the charitable company 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 enough and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' 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 charitable company'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 trustees 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 annual report, other than the financial statements and our auditor's report thereon. The trustees are 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 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.

HYELM

Report and Financial Statements for the year ended 30 September 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF HYELM

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Act 2011 require us to report to you if, in our opinion:

- the parent charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report and from preparing a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 13, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 trustees 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 trustees are responsible for assessing the group and parent charitable company'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 trustees either intend to liquidate the group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with those Acts.

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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud

HYELM

Report and Financial Statements for the year ended 30 September 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF HYELM

identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are The Housing and Regeneration Act 2008 and the Accounting Direction for Registered Providers of Social Housing 2022, and UK financial reporting standards as issued by the Financial Reporting Council.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the group and parent charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and parent charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or parent charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit report.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

HYELM

Report and Financial Statements for the year ended 30 September 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF HYELM

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and, in respect of the consolidated financial statements, to the charity's trustees, as a body, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters which 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 any party other than the charitable company, the charitable company's members, as a body, and the charity's trustees, as a body, for our audit work, for this report, or for the opinion we have formed.

Moore Kingston Smith LLP

Luke Holt (Senior Statutory Auditor)

27 March 2026

for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

9 Appold Street
London
EC2A 2AP

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

HYELM
Report and Financial Statements for the year ended 30 September 2025
Statement of Comprehensive Income for the year ended 30 September 2025

	Note	Group 2025 £	2024 £	Association 2025 £	2024 £
Turnover	2	1,539,255	1,449,715	1,564,042	1,459,949
Operating expenditure	2	(1,709,004)	(1,859,708)	(1,709,004)	(1,859,708)
Other income		-	-	-	-
Operating surplus / (deficit)	3	(169,749)	(409,993)	(144,962)	(399,759)
Loss relating to Fire Safety works	10	(660,758)	(744,572)	(660,758)	(744,572)
Impairment of development costs		(2,568,015)	(10,481,840)	(2,742,908)	(10,481,840)
Interest receivable	4	382,900	508,400	382,900	508,400
Interest and financing costs	5	(410,379)	(454,887)	(410,379)	(454,887)
Movement in fair value of financial instruments		-	-	-	-
Surplus / (deficit) before and after tax		<u>(3,426,001)</u>	<u>(11,582,892)</u>	<u>(3,576,107)</u>	<u>(11,572,658)</u>

The notes on pages 22 to 37 form part of these financial statements.

There are no recognised gains and losses other than those included in the Statement of Comprehensive Income.

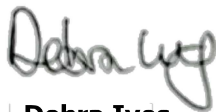
All activities relate to continuing operations.

The financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements were approved by the Board on 24 March 2026.



Vanessa James
Chair



Debra Ives
Chief Executive

HYELM

Report and Financial Statements for the year ended 30 September 2025

Statement of Changes in Reserves for the year ended 30 September 2025

Group	General Reserve	Designated Reserves	Endowment Fund	Total
	£	£	£	£
Balance at 1 October 2023	24,111,749	97,937	6,244,623	30,454,309
Surplus / (Deficit) for the year	(7,712,185)	-	(3,870,707)	(11,582,892)
Transfer to designated reserves	-	-	-	-
Balance at 30 September 2024	16,399,564	97,937	2,373,916	18,871,417
Surplus / (Deficit) for the year	(2,565,335)	-	(860,666)	(3,426,001)
Transfer from designated reserves	-	-	-	-
Balance at 30 September 2025	<u>13,834,229</u>	<u>97,937</u>	<u>1,513,250</u>	<u>15,445,416</u>

Association

	General Reserve	Designated Reserves	Endowment Fund	Total
	£	£	£	£
Balance at 1 October 2023	24,235,349	97,937	6,244,623	30,577,909
Surplus / (Deficit) for the year	(7,701,951)	-	(3,870,707)	(11,572,658)
Transfer to designated reserves	-	-	-	-
Balance at 30 September 2024	16,533,398	97,937	2,373,916	19,005,251
Surplus / (Deficit) for the year	(2,715,441)	-	(860,666)	(3,576,107)
Transfer from designated reserves	-	-	-	-
Balance at 30 September 2025	<u>13,817,957</u>	<u>97,937</u>	<u>1,513,250</u>	<u>15,429,144</u>

HYELM

Report and Financial Statements for the year ended 30 September 2025

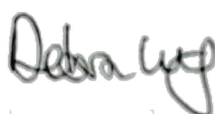
Statement of Financial Position as at 30 September 2025 Company No: 00244598

	Note	Group 2025 £	2024 £	Association 2025 £	2024 £
Fixed assets					
Property, plant and equipment	8	13,628,540	16,462,155	13,628,540	16,621,294
Other tangible fixed assets	9	984,906	712,915	984,906	712,915
		14,613,446	17,175,070	14,613,446	17,334,209
Current Assets					
Investments	11	2,439,906	-	2,539,906	100,000
Debtors	12	104,407	125,848	119,149	134,557
Cash and cash equivalents		8,745,726	12,433,117	8,687,006	12,361,665
		11,290,039	12,558,965	11,346,061	12,596,222
Creditors: Amounts falling due within one year	13	(3,405,049)	(3,442,983)	(3,477,343)	(3,505,545)
Net current assets		7,884,990	9,115,982	7,868,718	9,090,677
Total assets less current liabilities		22,498,436	26,291,052	22,482,164	26,424,886
Creditors: amounts falling due after more than one year	14	(7,053,020)	(7,419,635)	(7,053,020)	(7,419,635)
Total net assets		15,445,416	18,871,417	15,429,144	19,005,251
Reserves					
Unrestricted fund		13,834,229	16,399,564	13,817,957	16,533,398
Designated fund	18	97,937	97,937	97,937	97,937
Endowment fund	19	1,513,250	2,373,916	1,513,250	2,373,916
Total Reserves		15,445,416	18,871,417	15,429,144	19,005,251

The financial statements were approved by the Board on 24 March 2026.



Vanessa James
Chair



Debra Ives
Chief Executive

HYELM
Report and Financial Statements for the year ended 30 September 2025

Statement of Cash Flows for the year ended 30 September 2025

Group	Note	2025 £	2024 £
Net cash generated from operating activities	20	139,938	309,539
Purchase of tangible fixed assets		(408,945)	(1,335,332)
Costs of fire safety work		(660,758)	(744,572)
Transfer to investment account		(2,439,906)	-
Interest received		382,900	508,400
		(3,126,709)	(1,571,504)
Cash flow from financing activities			
Interest paid		(410,379)	(454,887)
Repayment of borrowings		(290,241)	(176,475)
		(700,620)	(631,362)
Net change in cash and cash equivalents		(3,687,391)	(1,893,327)
Cash and cash equivalents at beginning of year		12,433,117	14,326,444
Cash and cash equivalents at end of year		8,745,726	12,433,117

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

1. Accounting Policies

Company Information

Hyelm is a limited company domiciled and incorporated in England and Wales. The registered office is 43-51 New North Road, London, N1 6JB.

Accounting Basis

The financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022.

The charitable company is a public benefit entity for the purposes of FRS 102.

Arthur West House Limited is a wholly owned subsidiary of Hyelm, the company having been incorporated on 16 July 2015. The principal activity of the company is to carry out development activities on behalf of The Hyelm Group.

Hyelm is the sole corporate trustee of The Ames House Trust ("Ames House") which was an unincorporated charitable trust operating in London and is accounted for as a branch of Hyelm in accordance with the policy guidance "E14 – Preparing limited charities' accounts".

The company is required to prepare group accounts under section 248 of the Companies Act 2006 and these financial statements present information relating to the company and group.

The financial statements are prepared in sterling which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest pound.

Accounting Policies

The Board has reviewed The Group's accounting policies and is satisfied that they are appropriate.

Going concern

After making enquiries, the Board has a reasonable expectation that The Group has adequate resources to continue in operational existence for the foreseeable future, being a period of twelve months after the date on which the report and financial statements are signed.

Turnover and revenue recognition

Turnover comprises rental income from residents' receivable in the year and income from the provision of sporting, recreational or social facilities.

Rental income is recognised on the execution of tenancy agreements. Other income is recognised as receivable on the delivery of services provided.

Housing Properties

Housing properties are principally properties available for rent and are stated at cost less depreciation. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period and expenditure incurred in respect of improvements.

Improvements are works which result in an increase in the net rental income, such as a reduction in future maintenance costs, or result in a significant extension of the useful economic life of the property in the business. Only the direct overhead costs associated with new developments or improvements are capitalised.

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

Depreciation of Housing Properties

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

The Group depreciates the major components of its housing properties over the following periods:

Main structure	50 years
Roofs	30 years
Lifts	30 years
Windows & External Doors	15 years
Kitchens	15 years
Bathrooms	15 years
Internal Doors	15 years
Electrical and mechanical equipment	10-15 years

Freehold land is not depreciated.

Other Tangible Fixed Assets and Depreciation

Depreciation is provided evenly on the cost of other tangible fixed assets to write them down to their estimated residual values over their expected useful lives. The principal annual rates for other assets are:

Fixtures and fittings	10% - 25%
Computer Equipment	20% - 33%

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

Impairment

Assets are reviewed for impairment on an annual basis. Where there is evidence of impairment, fixed assets are written down to the recoverable amount, or to depreciated replacement cost. Any such write down is charged to the operating surplus.

Social Housing Grant

Social housing grant (SHG) is receivable from the Homes and Communities Agency (the HCA), local authorities, and other government organisations. Government grants received for housing are recognised in income and expenditure over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accruals model.

Government grants received in respect of revenue expenditure is credited to the income and expenditure account over the same period as the expenditure to which they relate once reasonable assurance has been gained that the entity will comply with the conditions and that the funds will be received.

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

Government grants received for housing purposes are subordinated to the repayment of loans by agreement with the Homes and Communities Agency. SHG released on sale of a property may be repayable but is normally available to be recycled and are credited to a Recycled Capital Grant Fund and included in the statement of financial position in Creditors.

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

Where individual components are disposed of and this does not create a relevant event for recycling purposes, any grant that has been allocated to the component is released to the income and expenditure account. Upon disposal of the associated property, The Group is required to recycle these proceeds and recognise them as a liability.

Employees Benefits

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

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

Debtors

Short term debtors are measured at transaction price, less any impairment.

Cash and Cash Equivalents

Cash and cash equivalents include cash in hand, deposits on call with banks, other short-term investments with original maturities of three months or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Creditors

Short term trade creditors are measured at the transaction price. The outstanding loan is considered to be a basic financial instrument and has therefore been included within the accounts at amortised cost.

Current Asset Investments

Where these are held, they are stated at market value.

Investment Income

Interest from Certificates of Deposit and Fixed Interest Bonds is accounted for on a receivable basis.

Dividend income is accounted for on a received rather than receivable basis. The difference is not material to the accounts.

Interest Payable

Interest is capitalised on borrowings to finance developments. Other interest is charged to the income and expenditure account during the year.

Loan Issue Costs

Loan Issue Costs reflect arrangement fees payable in respect of loan facilities. Loan issue costs are amortised over the term of the respective loan facility and offset against loan balances within creditors.

Liquid Resources

Liquid Resources are readily disposable current asset investments.

Pensions

The Group does not provide a defined benefit pension scheme. Employees are, subject to eligibility, automatically enrolled into the NEST pension scheme to which employees contribute a minimum of 5% of basic salary, the Company will make contributions up to a maximum of 7.5% of basic salary. Hyelm's contributions to employees' personal pension schemes are expensed as they occur.

Members' Capital Subscriptions

Members have historically paid a single subscription of £1, due and payable on the first day of the month after they have been admitted to the membership. This requirement was rescinded at the Annual General Meeting held on 28 April 2012. Balances held will be repaid to members on request.

Stock

Stock is calculated at the lower of cost or net realisable value.

VAT

The Group charges Value Added Tax (VAT) on some its income and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent that it is suffered by The Group and not 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.

Development Fund (designated reserve)

The development fund represents funds available to meet future development expenditure which falls within The Group's objectives.

Club Activities Fund (designated reserve)

The club activities fund supports expenditure in respect of non-accommodation activities such as the provision of sporting, recreational and social facilities.

Any surplus achieved through the provision of such activities is returned to the fund.

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

Financial Instruments

The Group has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Group's balance sheet when the company becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans, loans from Group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised costs, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and are subsequently measured at amortised cost using the effective interest method.

Judgments and key sources of estimation uncertainty

In the application of the charitable company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The 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 where the revision affects only that period, or in the period of the revision and in future periods where the revision affects both current and future periods.

In preparing these financial statements judgements have been made in respect of the accounting treatment of the fire safety works which are not considered enhance the carrying value of the Od Street property and have therefore been written off in the Statement of Comprehensive income.

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

2. Particulars of turnover, operating costs and operating surplus

[illegible]

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

2 (ii) Particulars of income and expenditure from the letting of intermediate and sub market rent accommodation Housing accommodation 125 bed spaces (2020: 125 bed spaces).

Group and Association	2025			2024		
	Private Rented £	Intermediate Rent £	Total £	Private Rented £	Intermediate Rent £	Total £
Rent receivable net of identifiable service charges	413,334	722,778	1,136,112	415,834	596,813	1,012,647
Service Charge Income	91,378	132,588	223,966	93,629	135,855	229,484
Other revenue grants - SHG released	-	60,000	60,000	-	60,000	60,000
Turnover from the letting of residential accommodation	504,711	915,367	1,420,078	509,463	792,668	1,302,131
Management	199,715	349,232	548,946	230,961	331,480	562,441
Service charge costs	87,616	153,209	240,825	99,981	143,495	243,476
Other service costs	165,531	289,456	454,987	169,392	243,115	412,507
Routine maintenance	8,635	15,100	23,735	19,137	27,467	46,604
Planned maintenance	12,498	21,856	34,354	15,876	22,785	38,661
Major repairs expenditure	-	-	-	-	-	-
Bad debts	18,265	-	18,265	30,936	-	30,936
Depreciation on housing properties	124,105	217,018	341,123	166,822	239,426	406,248
Other costs	-	-	-	-	-	-
Operating costs on residential lettings	616,365	1,045,871	1,662,234	733,105	1,007,769	1,740,873
Operating surplus / (loss) on residential lettings	(111,654)	(130,504)	(242,156)	(223,642)	(215,101)	(438,742)
Void Losses	65,622	148,021	213,643	65,622	148,021	213,643

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

	2025	2024	2025	2024
	£	£	£	£
Operating surplus/(deficit) for the year is after charging:				
Depreciation on housing properties	341,123	406,248	341,123	406,248
Depreciation on tangible, owned fixed assets	127,934	76,443	127,934	76,443
	469,057	482,691	469,057	482,691
Auditor's remuneration (excluding VAT)				
Fees payable for financial statements audit	21,605	20,100	21,605	20,100
Fees payable for audit of subsidiaries	2,785	2,600	-	-
Total audit Services	24,390	22,700	21,605	20,100
- Tax compliance services	-	1,560	-	810
Total non-audit services	1,560	1,560	810	810

4. Interest receivable and other income - Group and Association

	2025	2024
	£	£
Interest receivable and similar income	382,900	508,400
Less: Notional RCGF interest (note 16)	-	-
	382,900	508,400

5. Interest and financing costs - Group and Association

	2025	2024
	£	£
Loans and bank overdrafts	308,359	322,126
Amortisation of loan issue costs	1,400	1,400
Notional RCGF interest (note 16)	100,620	131,361
	410,379	454,887

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

6. Employees – Group and Association

	2025 Number	2025 FTE	2024 Number	2024 FTE's
Average monthly employees (including the Chief Executive) and expressed as full-time equivalents based on 35 hour week	<u>6.7</u>	<u>5.9</u>	<u>6.4</u>	<u>5.6</u>
Administration	3	2.6	4	3.6
Housing	<u>3.7</u>	<u>3.3</u>	<u>2.4</u>	<u>2</u>
	<u>6.7</u>	<u>5.9</u>	<u>6.4</u>	<u>5.6</u>

Hyelm

	2025 £	2024 £
Employee Costs:		
Wages and salaries	284,344	203,422
Social security costs	34,960	16,713
Other pension costs	<u>20,718</u>	<u>12,604</u>
	<u>340,023</u>	<u>232,739</u>

The Group

	2025 £	2024 £
Employee Costs:		
Wages and salaries	314,243	284,767
Social security costs	38,713	27,549
Other pension costs	<u>22,961</u>	<u>19,380</u>
	<u>375,917</u>	<u>331,696</u>

7. Board members and executive directors – Group and Association

	2025 £	2024 £
Emoluments of the Company's Chief Executive, Director of Finance & Director of Operations including pension contributions.	<u>183,702</u>	<u>169,494</u>
Emoluments of the Chief Executive, who was the highest paid "Director", excluding pension contributions.	<u>95,365</u>	<u>85,734</u>
Contributions to the Chief Executive's personal pension plan.	<u>6,559</u>	<u>4,364</u>

No members of staff were paid more than £60,000 in the current or previous year other than the Chief Executive (as disclosed above) and the Director of Finance. No emoluments were paid to members of the Board during the year.

Expenses paid during the year to members of the Board amounted to £Nil (2024: £Nil).

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

8. Fixed Assets – housing properties – Group

	Housing properties held for letting	Housing properties for letting under construction	Total housing properties
Cost	£	£	£
At 1 October 2024	16,158,428	15,531,155	31,689,583
Work in progress	-	-	-
Component replacement	-	-	-
Additions	9,020	-	9,020
At 30 September 2025	16,167,448	15,531,155	31,698,603
Depreciation			
At 1 October 2024	4,745,588	10,481,840	15,227,428
Depreciation charged during year	341,123	-	341,123
Impairment during the year	-	2,501,512	2,501,512
At 30 September 2025	5,086,711	12,983,352	18,070,063
Net book value			
At 30 September 2025	11,080,737	2,547,803	13,628,540
At 30 September 2024	11,412,840	5,049,315	16,462,155

Fixed assets - housing properties - The Association

	Housing properties held for letting	Housing properties for letting under construction	Total housing properties
Cost	£	£	£
At 1 October 2024	16,158,428	15,690,294	31,848,722
Work in progress	-	-	-
Component replacement	-	-	-
Additions	9,020	-	9,020
At 30 September 2025	16,167,448	15,690,294	31,857,742
Depreciation and Impairment			
At 1 October 2024	4,745,588	10,481,840	15,227,428
Depreciation charged during year	341,123	-	341,123
Impairment during the year	-	2,660,651	2,660,651
At 30 September 2025	5,086,711	13,142,491	18,229,202
Net book value			
At 30 September 2025	11,080,737	2,547,803	13,628,540
At 30 September 2024	11,412,840	5,208,454	16,621,294

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

Expenditure on works to existing properties - The Group and Hyelm

	2025	2024
	£	£
Improvement works capitalised	9,020	23,780
Components capitalised	-	-
Amounts charged to income and expenditure	-	-
	<u>9,020</u>	<u>23,780</u>

Social housing assistance - The Group and Hyelm

	2025	2024
	£	£
Total accumulated social housing grant received or receivable at 30 September:		
Capital Grant	<u>3,000,000</u>	<u>3,000,000</u>
	<u>3,000,000</u>	<u>3,000,000</u>

Housing properties book value net of depreciation

	Group	Association	Group	Association
	2025	2025	2024	2024
	£	£	£	£
Freehold land and buildings	<u>13,628,540</u>	<u>13,628,540</u>	<u>16,462,155</u>	<u>16,621,294</u>

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

9. Tangible fixed assets - other - The Group and Hyelm

	Furniture & equipment	Computer equipment	Total
	£	£	£
Cost at 1 October 2024	1,378,616	143,666	1,522,282
Additions	398,193	1,732	399,925
Cost at 30 September 2025	<u>1,776,809</u>	<u>145,398</u>	<u>1,922,207</u>
Depreciation at 1 October 2024	716,503	92,864	809,367
Charged during year	108,791	19,143	127,934
Eliminated on Disposal	-	-	-
Depreciation at 30 September 2025	<u>825,294</u>	<u>112,007</u>	<u>937,301</u>
Net book value:			
At 30 September 2025	<u>951,515</u>	<u>33,391</u>	<u>984,906</u>
At 1 October 2024	<u>662,113</u>	<u>50,802</u>	<u>712,915</u>

10. Costs associated with Fire Safety works

	2025	2024
	£	£
Fire Safety Costs	660,758	744,572
Loss in respect of Fire Safety Works	<u>660,758</u>	<u>744,572</u>

11. Investments

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
95 day Deposit account	2,439,906		2,439,906	-
Investment in subsidiary	-	-	100,000	100,000
	<u>2,439,906</u>	<u>-</u>	<u>2,539,906</u>	<u>100,000</u>

Arthur West House Limited is a wholly owned subsidiary of Hyelm. At the 30 September 2023 Hyelm held 100,000 ordinary shares of £1 each (2020: £100,000).

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

12. Debtors

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Due within one year				
Rent and service charge receivable	124,485	113,932	124,485	113,932
Provision for bad and doubtful debts	(123,454)	(105,189)	(123,454)	(105,189)
	1,031	8,743	1,031	8,743
Other debtors	34,267	3,204	34,267	3,184
Due from subsidiary	-	-	19,455	-
Prepayments	38,699	84,632	38,699	84,632
VAT due	4,713	7,735	-	-
Accrued income	25,697	21,534	25,697	37,998
Total debtors	104,407	125,848	119,149	134,557

13. Creditors amounts falling due within one year - The Group and Hyelm

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Recycled capital grant fund (note 16)	2,736,596	2,635,976	2,736,596	2,635,976
Debt (note 17)	308,015	291,641	308,015	291,641
Loan issue costs	-	-	-	-
Trade creditors	211,335	52,838	211,335	46,000
Rent and service charges paid in advance	23,751	30,802	23,751	30,802
Due to subsidiary (note 24)	-	-	72,294	109,029
Deferred capital grant (note 15)	60,000	60,000	60,000	60,000
Other taxation and social security	15,395	13,275	15,395	13,275
Other creditors	3,544	3,794	3,544	3,794
Accruals and deferred income	46,413	354,657	46,413	315,028
	3,405,049	3,442,983	3,477,343	3,505,545

14. Creditors falling due after more than one year - The Group and Hyelm

	2025	2024
	£	£
Debt (note 17)	5,114,612	5,422,627
Loan issue costs (note 17)	(14,058)	(15,458)
Deferred capital grant (note 15)	1,952,466	2,012,466
	7,053,020	7,419,635

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

15. Deferred capital grant – Group and Association

	2025	2024
	£	£
At 1 October 2023	2,192,466	2,132,466
Released to income in year	(60,000)	(60,000)
At 30 September 2024	<u>2,132,466</u>	<u>2,072,466</u>

	2025	2024
	£	£
Amounts to be released within one year	60,000	60,000
Amounts to be released in more than one year	1,952,466	2,012,466
	<u>2,012,466</u>	<u>2,072,466</u>

The deferred capital grant relates to the New North Road property and may be repayable in full should the property be sold.

16. Recycled capital grant fund – Group and Association

	2025	2024
	£	£
At 1 October 2024	2,635,976	2,504,615
Interest accrued (note 4)	100,620	131,361
	<u>2,736,596</u>	<u>2,635,976</u>
Repayment of grant	-	-
At 30 September 2025	<u>2,736,596</u>	<u>2,635,976</u>

The recycled capital grant arose in the year ended 30 September 2015 on the sale of Arthur West House.

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

17. Debt analysis – Group and Association

	2025	2024
	£	£
Due within one year		
Bank loans	308,015	291,641
Less: issue costs	-	-
	<u>308,015</u>	<u>291,641</u>
Due after more than one year		
Bank loans	5,114,612	5,422,627
Less: issue costs	(14,058)	(15,458)
	<u>5,100,554</u>	<u>5,407,169</u>

The loan from Promontoria Holding 463 B.V is secured by a legal charge over the Old Street Development and is repayable within 30 years. The loan bears a fixed interest rate of 5.5% over the whole term, with capital repayments having commenced during the year to 15 October 2013.

	2025	2024
	£	£
Within one year or on demand	308,015	291,641
One year or more but less than two years	308,015	308,015
Two years or more but less than five years	1,134,453	1,134,453
Five years or more	3,658,086	3,964,701
	<u>5,408,569</u>	<u>5,698,810</u>

18. Designated fund – Group and Association

The Group holds funds designated for development expenditure and for supporting non-accommodation activities for residents such as recreational and social activities. Any surpluses generated are returned to the fund.

	£
Balance at 1 October 2023	97,937
Transfers in year	-
Balance at 30 September 2024	<u>97,937</u>
Transfers in year	-
Balance at 30 September 2025	<u>97,937</u>

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

19. Endowment fund – Group and Association

The endowment fund held by The Group is the original endowment to The Ames House Trust to which trading surpluses/deficits and investment gains/losses have been added over the years, together with the proceeds from properties sold.

	£
Balance at 1 October 2023	6,244,623
Surplus for the year	(3,870,707)
Balance at 30 September 2024	2,373,916
Surplus for the year	(860,666)
Balance at 30 September 2025	1,513,250

20. Consolidated cash flow from operating activities

	2025	2024
	£	£
(Deficit) / Surplus for the year	(169,749)	(409,993)
<i>Adjustments for non-cash items</i>		
Depreciation/impairment of tangible fixed assets	3,997,217	10,964,531
Abortive development costs	(3,594,663)	(10,481,840)
(Increase)/decrease in debtors	21,441	(9,653)
(Decrease) / increase in creditors	(54,308)	306,494
Government grants utilised in the year	(60,000)	(60,000)
Net cash generated from operating activities	139,938	309,539

21. Capital commitments

The Board have agreed to a programme of remedial fire safety and refurbishment works for the Old Street building. This work is being done on a floor by floor basis and at the year end capital commitments totalling £169,087 had been entered into in respect of these works.

22. Post balance sheet events

There are no post balance sheet events to report.

HYELM

Notes to the Financial Statements for the year ended 30 September 2025

23. Legislative provisions

Hyelm is incorporated under the Companies Act.

24. Related parties

Arthur West House limited is a wholly owned subsidiary of Hyelm, a charitable company registered in England and Wales. Hyelm is considered to be the ultimate controlling party. The sum of £72,294 excluding VAT (2024: £109,587) was due to Arthur West House Limited at the end of the financial year in respect of development services provided during the year. The sum of £19,455 (2024 £16,464) was due from Arthur West House Limited in relation to services provided by HYELM to Arthur West House Limited.

25. Financial instruments

	Group 2025 £	2024 £	Association 2025 £	2024 £
Carrying amount of financial assets measured at amortised cost	<u>65,708</u>	<u>41,216</u>	<u>80,450</u>	<u>49,925</u>
Carrying amount of financial liabilities measured at amortised cost	<u>5,717,363</u>	<u>6,171,703</u>	<u>5,789,657</u>	<u>6,234,265</u>

26. Operating leases

Residents in Hyelm's properties enter into assured shorthold tenancy agreements with a minimum length of six months. In addition to the residential accommodation provided, Hyelm has leased office accommodation to third parties.

	Group 2025 £	2024 £	Association 2025 £	2024 £
Not later than 1 year	55,116	65,681	55,116	65,681
Later than 1 year	-	-	-	-
	<u>55,116</u>	<u>65,681</u>	<u>55,116</u>	<u>65,681</u>

This note shows the committed income under operating lease contracts expected to be earned post year end by Hyelm.