

Report of the Board of Management for the year ended 31 March 2025

The Board present their report together with the financial statements for the year ended 31 March 2025.

Principal activities

Arbour Housing is a registered non-profit making housing association providing housing accommodation for those in need. It is an active participant in the Social Housing Development Programme.

Financial results

The surplus on ordinary activities for the year was £1,820,815 compared to a surplus of £1,329,668 for the previous year.

Board of Management

The Board of Management meets regularly throughout the year. There are three committees with delegated responsibilities which also meet regularly throughout the year with specific responsibilities for Property Services, Procurement and Development, Finance and Corporate Performance and Audit and Risk.

Board members are elected for a three-year period, retire on expiration of the three years but are eligible for re-election if they have not served the maximum allowed of nine years.

Treasury

Arbour Housing's treasury policy is regularly reviewed by the Finance & Corporate Performance Committee, under the delegated authority from the Board of Management. The aim is to maintain adequate cash balances to minimise interest payments on loans, without compromising the ability to meet our financial obligations as they arise.

Arbour Housing was fully compliant with loan covenants during the year and monitors these covenants in all Budget projections.

All surpluses generated by Arbour Housing are reinvested with the objective of maintaining homes in good condition, developing new homes for urgent need at rents that are as low as possible and to reduce the need for borrowing. The reserves that Arbour Housing has built up have been reinvested in its housing properties, and are not, therefore, represented by cash balances.

Interest rate risk

Exposure to fluctuating interest rates is managed by the composition of a balanced portfolio of fixed and variable rate loans. Arbour Housing's effective interest rate for 2024-25 was 5.37% (2023-24: 5.17%) and Arbour Housing has attempted to mitigate against the impact of increasing interest rates through effective cash management.

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Liquidity risk

Arbour Housing maintains a mixture of long-term and short-term finance designed to ensure that there are sufficient funds to achieve business objectives and to facilitate growth with consideration to the interest costs of such finance.

Currency risk

Arbour Housing does not engage in foreign currency transactions and is not exposed to exchange risk.

Environmental matters

Arbour Housing recognises its corporate responsibility to carry out its operations and development programme whilst minimising environmental impacts. The Board's continued aim is to comply with all applicable environmental legislation, prevent pollution and to reduce waste wherever possible and its objectives are reinforced in its energy strategy. Arbour recognises that the Housing sector has a critical role to play in delivering the government's ambition for net zero carbon emissions and responding to the climate crisis.

A major Environmental consideration for Arbour Housing this year has been Carbon Reduction. This has been addressed in Arbour's 2023-28 Carbon Reduction Strategy (CRS) which sets out the drivers for change and why the Carbon Reduction Pledge has been made, where we are starting from, and our priorities for action to decarbonise our operations and lay a foundation for the future. The Strategy received its annual review in March 2025, to ensure the aims and objectives remain relevant and purposeful.

We are proud to confirm that Arbour completed our first Environment, Social & Governance (ESG) report in 2024/25. Whilst this is not yet a mandatory requirement for our business, it was felt that this is a strategic and responsible move for our organisation, to demonstrate our commitment to sustainability and build trust with the Regulator, our funders and our tenants. This report aligns with the 'Sustainability Reporting Standard for Social Housing' which is the sector standard for ESG reporting and ensures that we report on the indicators that have been identified as being most relevant for our sector. It also allows comparisons to be made across the sector as well as the ability to learn and share best practice with our peers. Within the past year we have continued to implement our promises within the Climate Action Pledge (Business in the Community), enhanced the biodiversity measures across our sites, improved the Energy Rating of our stock, and installed Renewables at our Head Office.

Corporate Governance

The 2023-24 Annual Regulatory Judgement from the Regulator (Department for Communities), which cover the three standards of Governance, Finance and Consumer has been shared and we are pleased to report that we have again received the top grade (Regulatory Rating 1- Meets the requirements), it is therefore the opinion of the Board of Management that Arbour Housing is in compliance with the best practice issued by NIFHA Code of Governance.

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Audit and Risk Committee

Arbour Housing has an Audit & Risk Committee with clearly defined terms of reference. The Committee monitors risk management and internal controls through the management of internal and external audit programmes. The Committee provides a forum through which the internal and external auditors report to the Board. The Board believes that it has an objective and professional relationship with its auditors.

Going Concern

After making enquiries, the Board of Management is confident that Arbour Housing has adequate resources, plans and objectives to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the Going Concern basis in preparing the financial statements.

Internal controls

The Board of Management is responsible for Arbour Housing's system of internal controls and for reviewing its effectiveness. Such a system is designed to manage and reduce, rather than to eliminate, the risk of failure to achieve business objectives. It can provide only reasonable, and not absolute, assurance against material misstatement or loss.

We operate ongoing processes for identifying, evaluating and managing the significant risks faced by Arbour Housing, they have been in place for the year to 31 March 2025 and up to the date of the approval of the Annual Report and the Financial Statements. The processes are reviewed at least annually by the Committee.

The key elements of the control system in operation are:

- The Board has adopted a formal schedule of matters reserved for its approval ensuring it maintains responsibility for overall strategy, approval of all property transactions and other major capital expenditure projects
- There is an organisation structure with clearly defined lines of responsibility and delegation of authority; and
- Detailed Budgets are prepared covering Arbour Housing's business which are reviewed and approved by the Board of Management. Actual results are compared against Budget and appropriate action identified and initiated.

Statement of the responsibilities of the Board of Management

The Board of Management is responsible for preparing the Board of Management's Report and the financial statements in accordance with applicable laws and regulations.

The Board of Management is required by law to prepare financial statements for each financial year which give a true and fair view of the state of affairs of Arbour Housing and of its surplus or deficit for that period. In preparing these financial statements, the Board of Management are required to:

- select suitable accounting policies and then apply them consistently
- make judgments and accounting 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
- prepare the financial statements on the Going Concern basis unless it is inappropriate to presume that Arbour Housing will continue in operation.

The Board of Management are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of Arbour Housing and enable them to ensure that the financial statements comply with the Financial Reporting Standard 102 and Housing SORP 2018. They are also responsible for safeguarding the assets of Arbour Housing and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to Auditors

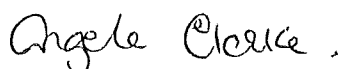
So far as each of the members of the Board of Management are aware at the date of approval of these financial statements:

- there is no relevant audit information of which Arbour Housing's auditors are unaware and
- they have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that Arbour Housing's auditors are aware of that information.

Auditors

A resolution to reappoint Sumer Auditco NI Limited will be proposed at the Annual General Meeting.

On behalf of the Board of Management



Angela Clarke
Chair
Date: 8th July 2025