

Radius Housing Association Limited

Northern Ireland · Charity number 102575

Details

Status Received

Registered 2016-04-04

Register [View on the Charity Commission for Northern Ireland register](#)

Contact

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County Down
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Phone 0330 123 0888

Email info@radiushousing.org

Website www.radiushousing.org

Activities

Purposes: A2 The association is formed for the benefit of the community. Its objects shall be to carry on for the benefit of the community: A2.1 the business of providing housing, accommodation, assistance to help house people and associated facilities and amenities for the preventions of relief or poverty or for those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage A2.2 any other charitable object that can be carried out by an Industrial and Provident Society registered as a housing association by the Department.

What the charity does: The prevention or relief of poverty, The advancement of citizenship or community development, The relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

How the charity works: Accommodation/housing, Community development, Disability, Economic development, Education/training, Environment/sustainable development/conservation, General charitable purposes, Medical/health/sickness, Relief of poverty, Rural development, Urban development, Welfare/benevolent

Who the charity helps: Addictions (drug/solvent/alcohol abuse), Carers, Ethnic minorities, Ex-offenders and prisoners, General public, Homelessness, Interface communities, Language community, Learning disabilities, Mental health, Older people, Parents, Physical disabilities, Specific areas of deprivation, Tenants, Travellers, Unemployed/low income, Victim support, Voluntary and community sector, Youth (14-25 year olds)

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£116,091,659	£101,899,964	£-908,673,189	954

Trustees

Name	Role	Appointed
Bobby McConnell		
Ciaran Doherty		
David Quinn		
Helen Walker		
Jaclyn Richardson		
John Taggart		
Linda Kelly		
Martin Pitt		
Niall Quinn		
Peter McGuinness		
Stephen Dolan		

Radius Housing Association Limited

Northern Ireland - Charity number 102575

Accounts

Registered no: IP169

Radius Housing Association Limited
Annual Statement of Accounts
for the year ended 31 March 2025

Annual Statement of Accounts for the year ended 31 March 2025

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Radius Housing Association Limited

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Board of Management and advisers

Board of Management

Mr M Pitt FCA, MAcc, BSc Hons	[Chair]
Mrs L Campbell MBE BA (Hons), DIPL, PGIDg	[Vice Chair]
Mr C Doherty BSc (Hons), MSc, MRICS	
Mr S Dolan BSc (Hons), PhD, IPFA (rtd)	
Mrs L Kelly RN MSc BSc(Hons)	
Mr Bobby McConnell BA BSc(Hons)	
Mr P McGuinness FCCA, CTA	[Treasurer]
Mr D Quinn MEng MIOd	
Mr N Quinn FCA BSc MSc	
Mrs J Richardson	
Mr J Taggart MRICS RICS	
Mrs H Walker BSc, DIPL, MSc, PGDIP	

Independent Member of Radius Homes Limited

Mr D Neill MRICS, DIPL PM (RCIS) rtd

Independent Members of Tealstone Developments Limited

Mrs M English LLB, CPLS

Mr I Lees FCA

Mr D Neill MRICS, DIPL PM (RCIS) rtd

Independent Member of The Radius Foundation

Mrs J Gavin

Chief Executive and Company Secretary

Mr J McLean OBE B.Eng. MSc DipM MBA CEng, MIEI

Registered office

3 – 7 Redburn Square
Holywood
County Down
BT18 9HZ

Bankers

Danske Bank Limited
Donegall Square West
Belfast
BT1 6JS

Solicitors

Wilson Nesbitt
33 Hamilton Road
Bangor
BT20 4LF

Independent Auditors

Grant Thornton (NI) LLP
Chartered Accountants and Statutory Auditors
12 – 15 Donegall Square West
Belfast
BT1 6JH

Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No IP169
Registered under the Housing (NI) Order 1992 - No R1
Registered under the Charities Act (NI) 2008 – No NIC102575
Registered with the Fair Employment Commission No 499

Strategic report of the Board of Management for the year ended 31 March 2025

Governance

The Board of Management present their strategic report and the audited financial statements for the year ended 31 March 2025 of Radius Housing Association Limited (the “Association”) and its subsidiaries Radius Homes Limited and Tealstone Developments Limited and The Radius Foundation (the “Group”).

Corporate Plan 2022/23 to 2026/27

As we completed the third year of our latest corporate planning cycle, we made positive progress against the goals and priorities of our Corporate Plan. Despite the UK and global financial pressures we are enhancing our business and positively impacting on the communities we serve.

Values:	Purpose:	Business Objectives: (golden threads)
<i>Making a difference daily</i>	<i>To improve lives and communities through our homes, care and support</i>	<i>Customer First</i>
<i>Positively open</i>		<i>Great Places</i>
<i>Driving sustainable progress</i>	Vision: <i>To provide homes that build a better place for all</i>	<i>Empowered People</i>
<i>Together as one</i>		<i>Assured Business</i>

While we grew our business marginally ahead of target, our operating surplus at 17% was impacted by the actions we took to help our customers navigate the unprecedented increases in the cost of living. This by way of rent, service and heating charge abatements. Radius’s credit rating at A2 Stable is Moody’s highest UK rating for a registered provider with the exception of one other English association. We have plans to increase our margin under our ‘streamline and optimise’ business programme through 2025/26 – 2027/28 which will see us raise income, modernise our processes and reduce waste and avoidable costs. Looking in turn at our four business priorities: Customer First; Great Places; Empowered People; and Assured Business, we note the following progress.

Great Places

Radius’s development aspirations are marginally behind where we expected to be under our 5 year, 1500 new-start target. We will have commenced 820 new homes on site in the three years against a target of 900. All have been built to EPC level A or B and over 80% have been developed on former brownfield sites. Water infrastructure capacity and government capital funding issues have mainly impacted on our efforts to exceed target and these factors are not expected to resolve themselves in the next two years. Similarly, completions in the same period at 643 have been largely impacted by delays on signature projects as some contractors experienced financial strains, delays in utility connections and planning decisions took longer than forecast. Radius continues to manage an on-site programme of between 650 and 700 units across an array of sites in Northern Ireland.

Over the 5 years we plan to invest £150m across our existing homes through major works, response and cyclical repairs, adaptations, compliance works, servicing and inspection and are on track to do so. Customer satisfaction levels with planned and response maintenance remained high at 93% with emergency, urgent and routine repairs hitting target on between 88% and 95% of callouts. On average we managed to relet voids after 39 days while completing first-time fixes on 92% of callouts. Our void levels stood at 2.9% of stock. At year-end we achieved 100% compliance in gas servicing, fire-risk assessments and fire alarm inspections and repairs.

We delivered nearly £35m of improvements across our stock in 2024/25. 85% of Radius homes are rated at EPC Level C and above. For those properties below Level C which are vacant and below decent homes standards, we are either disposing of them or carrying out major regeneration works, where it is viable to do so. In this way we will cut close to 250 long term voids by the end of 2025/26. We also revised our Damp, Mould and Condensation Strategy and Policy and have brought dampness onto our compliance monitoring list, to enhance response and remediation times.

We fully refurbished our Glenalina Lodge HWC Scheme in late 2024 and expect to achieve reallocation of all apartments by the end of November 2025. We disposed of our Russell Court offices to Queens University Belfast to be developed as a research facility for them and the Belfast City Hospital. We managed to reconfigure our Laurel Lodge housing scheme in Lisburn as a homeless hostel which we are operating with partner, The Simon Community. Meanwhile work commenced on our new offices at Holywood which will support flexible and SMART working and bring together the full office team in a shared space for the first time since Radius was formed in 2017. The works are due to complete in late 2025.

Strategic report of the Board of Management for the year ended 31 March 2025 (continued)

Great Places (continued)

For the year ended 31 March 2025, Radius Housing, including its wholly owned subsidiaries, reported the following energy usage and carbon emissions for the Group's corporate activities:

- Underlying global energy use for the year ended 31 March 2025 of 50,746,214 kWh (2024 – 52,246,585 kWh).
- Annual GHG emissions for the year of 9,024.9 tCO₂ (2024 - 9,316.8 tCO₂).
- Emissions intensity ratio of 0.078 GHG emissions per £m revenue (2024 - 0.089).

The above SECR disclosure presents our carbon footprint across Scopes 1, 2 and 3, together with the appropriate intensity metric and our total energy use of electricity, gas, kerosene, LPG and diesel vans. The usage is as follows:

	2025 kWh	2024 kWh
Electric	7,329,293	7,359,452
Kerosene	13,678,457	14,106,833
LPG	1,526,374	1,420,186
Gas	28,065,925	29,225,193
Diesel	146,165	134,922
Total	50,746,214	54,246,586

Ratio – 9,024.9 / 115,522,994 (Net Turnover) = 0.078 (2024 – 0.089)

Customer First

Our Customer Service Centre (CSC) is now well established with 20 agents and support staff responding to all repair and the majority of housing enquiries. Our CSC SLA level was scoring at +80% through most of the year as call advisers adjusted to delivering an expanded service and we changed our telephony platform to the Cisco Webex system. Customer complaints from the 32,000 households availing of our support, reduced over the 12 months by 24% to 156. Approximately 30% of complaints were upheld with 10% being partially upheld.

Our tenant engagement and community investment systems and processes have evolved greatly over the three years, so much so that Supporting Communities in our most recent Tenant Participation evaluation, lifted Radius from Silver to Gold status. We are the first N. Ireland association to do so. Our performance across Customer Service Excellence, SP and RQIA Inspections, and the Telecare TSA evaluation standard all showed improvements under the 3rd party assessments. We continued to grow our 'Housing for All' programme with the level of annual assistance moving from £800k to £1m. In a typical year we are receiving between 8,000 and 10,000 attendees across 200 events, run in partnership with up to 40 community groups and Third Sector providers. Our Connect 24 service has maintained a steady customer base of c.19,000 end-users, with nearly 230 new customers signing on to the service each month. Meanwhile our leading-edge connected-health contract continues to enable people to self-manage their chronic illnesses and live independently across all local health trust regions.

Housing management performance has been robust as our customers have faced serious financial pressures. Our rents are on average 24% below market rents with the gap rising to 45% in and around Belfast. Tenant gross arrears held at 4.1% and at 2.7% for residents of housing-with-care. Arrears levels reflect the challenges of migrating to Universal Credit and the increase in costs facing all households. Radius shielded tenants from almost £1.3m of service and heating charges during 2024/25. This subsidy will be phased out over 3 years but meant many avoided certain poverty. Those of our customers who faced extreme financial hardship were able to avail of a special £38,000 Hardship Fund. Our dedicated Income Team through their Benefit Officers helped many to access £m's of support payments for which they were eligible. We have plans to expand our use of AI technology to increase focus on those tenancies most at risk. During the year we split our family general needs and independent living teams so we could tailor our offering more specifically to tenant needs and this is bedding down well. We reduced our void level across 'fit for letting' properties to 1.7% and implemented our Voids300 Strategy, aimed at releasing 300 long term voids over 18months. Our new Response and Heating MTC's whose specifications were co-designed with tenants, have now been in place for over a year with performance and tenant satisfaction levels trending very positively from previous years.

Strategic report of the Board of Management for the year ended 31 March 2025 (continued)

Empowered People

Radius employs 954 staff through full and part-time working arrangements who together deliver the equivalent of 783 FTE posts. 82% are female and 18% male. The senior management team comprises 58% females and 42% males.

Our hybrid and more flexible working regimes are now well bedded-in for office-based staff. We also managed to enhance our rota options for those working within the 24hr care aspects of our business. Having encountered one of the most challenging recruitment periods in recent years during 2022 to 2023 we were pleased to see application levels return closer to normal during 2024/25. While some skills areas remain challenging to fill, Radius's staff turnover levels are still well below the sector average for our skills mix at just over 13%. Staff absence levels in the same period equated to on average 8.4 days per employee.

In the first 3 years of our corporate plan we launched our People and Culture Strategy and our Radius Academy and refreshed our Staff Voice consultative forum. Radius's Change Champion Network has played a pivotal role in developing and tailoring the outworkings of staff feedback from surveys into policy and process changes. They have also informed the detailed design of our new offices, namely Radius House. Our Learning and Development (L&D) Team worked with each directorate through 2024 to shape and tailor a refreshed L&D programme which now, more than ever, meets the needs of staff and our customers.

The Radius Intranet Site 'Our Place' has been expanded to include additional resources promoting mental wellbeing and healthy living. We have introduced salary sacrifice schemes such as cycle-to-work, gym membership and the Tusker EV Car Scheme. Having reviewed our Defined Contribution pension scheme in 2024, we will move to a more beneficial provider in 2025.

In our latest staff survey:

- 89% felt what they did contributed to the success of Radius
- 78% confirmed they enjoyed their job
- 83% felt their manager provided them with adequate commitment and support
- 83% were clear in how to access support regarding wellbeing, health and safety

Assured Business

Radius Housing Association Limited is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (No. IP 169) and is a Registered Housing Association (No. R1). The Association is a registered charity under the Charities Act (NI) 2008 (Charity No. NIC102575). The responsibility for the general policy, management and operation of Radius rests with a voluntary and unremunerated committee known as the Board. Day to day management is delegated to the Chief Executive and the six directors.

Radius maintained its 'Satisfactory' regulatory rating from the NI Department for Communities while our housing with care schemes continued to receive positive RQIA reports following unannounced inspections.

Grant Thornton and RSM, independent external and internal auditors respectively, continue to review our finances and core processes and to signpost us towards best-practice and possible areas for improvement.

From a treasury perspective, Radius through 2024/25 maintained significant headroom on its key treasury ratios and covenants, with interest cover rising to 316%, well above the 120% covenant limit. Similarly gearing at 21% was well within the 50% limit. Radius had entered the corporate planning period with £220m of loans and a £50m revolving credit facility (RCF). Since that time, we have taken a £20m Green Term loan with Barclays, the first local association to do so. In late 2024 we approved an additional £75m loan facility with Danske Bank, a £25m RCF with Ulster Bank and renewed our Barclay's RCF. These additional facilities will help fund our development and investment plans for the next 3 years.

Radius's subsidiaries Tealstone Developments and Radius Homes have been operating for several years with Radius Homes consistently gifting between £250k and £300k per annum back to the core business, as part of our value for money plans. In 2024 we launched The Radius Foundation, the first local association to do so. This charitable subsidiary will benefit from very generous donations such as the McKinstry Legacy which will help fund a range of support services for tenants, residents and communities in areas where we are unable to access Housing-for-all monies. We will recruit a fundraiser in 2025 to identify further sources of income and support outside of normal housing revenue funding sources.

Strategic report of the Board of Management for the year ended 31 March 2025 (continued)

Assured Business (continued)

In late 2023 we commenced the replacement of legacy estates and housing management IT systems with the adoption of a dedicated compliance and safety management system - Compliance365. This measures progress on certification over emailed assurances in all areas of compliance. We also commenced the process of adopting our new cloud based NEC Housing Management System. We expect it to go live in late 2025. Across our business we are cleansing and consolidating our data. We will carry out an enhanced stock condition survey across 100% of our properties over the next 18 months. Going forward this will enable us to make investment decisions more accurately based on known business priorities.

In 2024 our internal auditors, RSM, were asked by the Board to review Radius's governance and the effectiveness of board and committee meetings. Their findings were largely very positive with recommendations mainly focussing on the development of bespoke skills for some members. Throughout the corporate-planning period the Board has benefitted from an extensive programme of strategic and training events provided through a blend of inhouse and external subject experts. The Board have had the opportunity to mix and meet with management and staff at the annual Christmas lunch, the AGM Staff Awards and Staff Conference events. Likewise, they have met with tenants and residents while visiting schemes and attending tenant conferences and official scheme openings. Radius has two tenant board representatives, one sitting on the Group Board and the second on The Radius Foundation Board. We have independent members on each of the Tealstone and Radius Homes Boards.

Regarding Radius and its subsidiaries

Radius provides housing, care and support to communities in N. Ireland and is the controlling member of the Group.

Radius Homes Limited provides property development services to assist the Association in delivering its social housing development programme.

The Radius Foundation (Formerly Fold Housing Trust) is a charity recently set up to help relieve financial hardship, unemployment and poverty while promoting economic, social and environmental wellbeing within the communities we manage.

Tealstone Developments Limited provides investment opportunities outside of the objects of the Association which are expected to deliver a profitable return on investment, to be reimbursed to the Association.

Please refer to note 18 for details of Radius Housing Association Limited investments in subsidiary undertakings.

Regarding the makeup of the Board, 67% are male and 33% female. Of the 12 members 50% are under 65 years of age. In recent board recruitment processes, Radius has taken steps to encourage more applications from females in terms of how and where we advertise for new board members and highlighting the flexibility for members to engage with the organisation.

Board members undertake training, awareness sessions and seminars throughout the year, covering a broad range of topics. There were inhouse workshops on:

- Stress testing the business plan and budget;
- Compliance and Inspection;
- Radius risk tolerance and appetite;
- 2025/26 customer rent and service charge settlement;
- New public procurement regulations;
- Managing anti-social behaviour;
- Understanding Radius's latest treasury options and associated covenants;
- The 2025/26 major repairs Investment Plan;
- An overview of stock condition survey options;
- AI options for Housing.

The Board held its strategic review event in Ballymena which included the Annual Group Appraisal and which was attended by local business partners and public representatives.

Radius is very grateful for the dedication and direction afforded to the Association by its voluntary board members. Their willingness to make themselves available for key decision making throughout the pandemic ensured continuity in services and projects. Their expenses claimed during the year amounted to £4,360 (2024 - £2,781).

Strategic report of the Board of Management for the year ended 31 March 2025 (continued)

Finance and Business Performance

Actual Performance for the year ended 31 March 2025

In its eighth year of operation, Radius achieved an Operating Surplus of £20.5m versus £17.5m in 2023/24. The increase was despite the pressure on our business through increased costs of goods, services and wage increases during the year. The increase was helped by the disposal of Russell Court which helped to offset the impact of increased costs of goods, services and wage increases during the year. Income increased to £115m from £104m with a rental income increase of £5.7m due to new stock being completed and our annual rent increase. Our repairs and maintenance cost increased from £25.3m to £27.3m during the year reflecting cost increases, additional spend on our damp remediation programme and change of tenancy costs.

Staff costs increased by £2.5m during the year due to pay increases and additional posts being filled – this is before the impact of the Labour governments increases in National Insurance is felt in the new financial year.

The value of Radius’s total housing properties at cost rose from £1.21bn to £1.28bn.

The management of financial resources is critical to the Group’s ability to meet its objectives. Whilst the Association has voluntary non-profit making status, the generation of an annual surplus is vital to ensure the ongoing investment in new housing stock, to provide for longer term maintenance obligations, to meet the commitments to lenders and to generally ensure adequate protection against unforeseen circumstances. Where Radius moved to abate some service and heating charges in an effort to assist the most vulnerable customers to sustain their tenancies amid the unprecedented pressures on household income, these interventions will be phased out over 3 years.

Radius rating at the commencement of the year was A1 Neg. mainly reflecting the outlook for the UK economy. Towards the end of 2024, our credit rating was re-assessed at A2 Stable by Moody’s in response to Global and UK financial outlooks and in light of build and maintenance costs for Radius.

Key financial indicators are shown below:

	2025	2024
• Net Surplus as % of Turnover <i>(before exceptional items & affordable sales)</i>	12.3%	11.2%
• Operating Costs as % of Turnover	81.8%	83.3%
• Rent Losses as % of Rental income	3.4%	3.8%
• Interest Cover	316%	255%
• Liquidity Ratio	0.83	0.87
• Gearing Ratio	20.9%	28.3%

These results and the associated statistics show that despite the cost pressures, Radius remains in a strong financial position.

Positive Social Impact & Value for Money

Achieving Value for Money (VFM) and continuous improvement remain key priorities for Radius. We aim to utilise our assets and resources as much as possible to meet the needs of existing and future tenants and residents.

The business environment has remained challenging in recent years with almost no opportunities presenting for savings through tendering and re-procurement. That said the Radius team has not let up in their search for greater VFM in the form of efficiencies, reduced waste and the accessing of funding and value-added services whose costs are not born by our customers, including:

- Maximising the ‘Housing for all’ fund for shared communities
- Shielding of customers from the full extent of actual service and heating charges
- Reduced waste
- Establishing processes for recovering charges for damage and mis-use of properties
- Higher performance through empowered staff
- Maximising our social value
- Positive customer and staff engagement
- Community safety and regulatory compliance.

**Strategic report of the Board of Management for the year ended 31 March 2025
(continued)**

Finance and Business Performance

Actual Performance for the year ended 31 March 2025 (continued)

Positive Social Impact & Value for Money (continued)

In terms of social value, we managed to grow our Shared Housing and Good Relations Plan funding to close to £9m which will benefit our communities. Through 2024/25 we invested over £1m in our shared communities. Radius Homes achieved a VAT recovery of around £389k on design services in the year. Meanwhile we shielded tenants from around £1.2m of the actual cost of services by reduced service charges. We donated £39k to Radius’s Community Chest Fund for the benefit of our tenants and assisted those most vulnerable by way of our Hardship Fund of £81k. In addition to the 602,682kWh of solar energy generated from PV panels across our stock, the Renewable Obligation Certificates (ROC’s) contribution for the same panels reached £150,359 over the year. In 24/25 VFM initiatives worth almost £3m improved tenant’s lives and were made up of:

• •	Community investment activities	£1,057k
• •	VAT recovery through Radius Homes	£ 389k
• •	Radius Community Chest Fund	£ 39k
• •	Radius Tenant Hardship Fund	£ 51k
• •	Tenant Starter Packs	£ 24k
• •	Annual PV panel contribution	£ 150k
• •	Heating & service charges costs absorbed by Radius	£1,200k

Total VFM for Radius Customers **£2,910k**

Risk Management

Responsibility for the identification of risks is clearly defined and operates through a cascading risk assessment process. Key risks facing the Group are considered by the Board of Management at each board and committee meeting. Each directorate updates its own risk register every month and undertakes horizon scanning for possible future risks. These in turn are elevated upwards to Radius’s Corporate Risk Register.

We stress-tested our budget and business plan midway through 2024/25, calculating an LBE against a number of unfavourable variances and scenarios and found them to have an appropriate level of resilience and financial capacity to enable us to continue delivering on our objects. Uncertainty around the NI Assembly’s budget for new social housing development meant we had to plan for a potential shortfall in development allowances. However, reallocations of funding in the last business quarter through local government monitoring rounds enabled us to minimise the deficit. We revisited our risk appetite and tolerance and updated our risk appetite framework to guide the board, committees and management in their decision making. Radius’s Board governance arrangements were reviewed by our internal auditors RSM during 2024/25 and found to be robust and reflecting many aspects of best-practice.

Rising costs over several years have been impacting on our customers and business partners. Higher living costs and interest rates are threatening the sustainability of tenancies and are pushing more families into poverty. The need for us to deliver VFM for all our customers remains a priority. Contractors are experiencing the same issues along with a general scarcity of skilled labour. These risks are impacting on development and maintenance costs which in turn are reducing Radius’s operating surplus.

On the care side of our business, the rise in the cost of labour in recent years has outstripped the increases in the regional care rate and supporting people, leading to a deficit across our directly managed housing-with-care schemes. We continue to lobby through our federation, NIFHA and the Independent Health Care Providers (IHCP) for an economic level of funding more representative of the true cost of care.

In summary some of the major factors likely to impact on Radius, our customers and the NI Social Housing Sector in the year ahead include:

- Continued reductions in NI Assembly capital funding for new social homes.
- Lack of NI Water infrastructure capacity severely impacting on development prospects.
- Construction, maintenance and bought-in service costs outstripping revenue funding and rents.
- Care and supported housing funding falling behind true cost of running same services.
- Cyber and data security attacks.
- New fire-safety, damp remediation and sustainability building standards.
- Availability of land in areas of demand
- Geo-political effects of war on asylum seekers, commodities and food costs.
- Growing population of older people with complex needs.

Strategic report of the Board of Management for the year ended 31 March 2025 (continued)

Finance and Business Performance

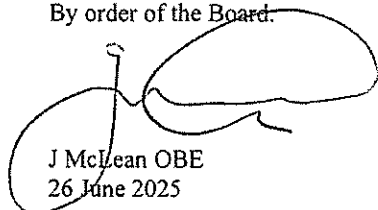
Expected Performance for the year ended 31 March 2026

Radius has plans to grow its turnover, excluding property sales, to £118m while aiming for an operating surplus of between £20m and £24m by the end of 2025/26. We expect to increase our VFM initiatives for customers to £5m. This while raising our investment in existing properties, before capitalisation to £35m. We are forecasting a development programme on site of between 500 - 600 homes provided we receive funding for our projected programme of 300 new-starts.

We continue to work with our tenants, partners and staff to ensure all services are at optimal performance levels. We have initiated our 3-year Optimisation and Improvement Plan aimed at raising Radius' operating surplus through enhanced cost controls, reduced wastage and extra revenue raising measures. At the same time, we will continue with our community investment initiatives, building resilience within our shared neighbourhoods. Our staff are helping to sustain tenancies while supporting tenants into work and education. We will publish our fourth Environmental Social and Governance Report to the Sustainability Reporting Standards as well as refreshing our 5 Year ESG Strategy – the Radius Sustainability Way.

We remain committed to operating at all times with good governance, social responsibility and transparency. In 2024/25 we adopted recommendations from Radius's internal auditors aimed at enhancing governance systems and board effectiveness. We are a learning organisation, keen to listen to our customers and adopt "best-in-class" procedures, practices and systems. At the heart of our organisation are dedicated and professional staff who through their hard work, dedication and creativity will enable our customers and communities to thrive.

By order of the Board.



J McLean OBE
26 June 2025

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

The Board of Management present their report and the audited financial statements for the year ended 31 March 2025 of Radius Housing Association Limited (the "Association") and its subsidiaries (the "Group").

Board of Management

The Board of Management is a voluntary Committee who have responsibility for the strategic direction, general policy and management of the Group. The day-to-day management of operations is delegated to the Group Chief Executive and the Senior Management Team.

Actual Performance in the year ended 31 March 2025 and expected performance in the year ended 31 March 2026

The sections on business and financial performance in the year ended 31 March 2025 are covered in pages 7 to 8 of this report. The expected performance in the year ended 31 March 2025 is covered on page 9.

Treasury

The Group's treasury management policy facilitates the effective management of cash flows, borrowings, investments and the risks associated with these activities.

At 31 March 2025, the Association had loans outstanding of £266 million (2024: £226 million). Average net debt per unit was £19,158 at 31 March 2025 which was up from £15,754 at 31 March 2024.

The Group was fully compliant with loan covenants during the year.

The Association's interest cover ratio for the year of 316% (2024 – 255%) and the gearing ratio as at 31 March 2025 of 20.9% (2024 – 28.3%) comfortably exceeded the Association's primary lenders' requirements.

Responsibility for the management of interest rate risk and liquidity risk is delegated to the Association Finance Committee. The Association finances its operations through a combination of borrowing and the reinvestment of retained reserves. The amount of borrowings and its terms are reviewed and determined by the Finance Committee.

Interest rate risk

Exposure to fluctuating interest rates is limited given the majority of the Association's loans are fixed rate. The Association's effective interest rate in 2025 was 3.83% (2024: 3.9%).

Liquidity risk

The Group has sufficient long-term loan financing available to achieve business objectives and to facilitate planned growth. The Association had available loan facilities agreed with banks but undrawn of £83m at 31 March 2025 (2024 - £42m).

Currency risk

The Association and Group does not engage in foreign currency transactions and so is not exposed to exchange risk.

Charitable donations

Donations and sponsorships totalling £55,644 (2024: £39,092) were made by the Group during the year. No donations for political purposes were made during the year (2024: £nil).

Statement of the responsibilities of the members of the Board of Management

The Co-operative and Community Benefit Societies Act and registered Housing Association legislation require the members of the Board of Management to prepare financial statements for each financial year which give a true and fair view of the state of the Association and Group's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- Select suitable accounting policies and apply them consistently
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association and Group will continue to operate.

Report of the Board of Management for the year ended 31 March 2025 (continued)

Statement of the responsibilities of the members of the Board of Management(continued)

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and Group and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements and other information included in the Directors report may differ from legislation in other jurisdictions.

Statement of disclosure of information to auditors

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

- There is no relevant audit information of which the Association and Group's auditors are unaware; and
- They have taken all the steps that they ought to have taken as members of the Board of Management in order to make themselves aware of any relevant audit information and to establish that the Association and Group's auditors are aware of that information.

Internal control

The Board of Management has overall responsibility for the Association and Group's internal control systems and for reviewing the effectiveness of these. Such systems can only provide the Board of Management with reasonable (and not absolute) assurance against material misstatement or loss as they are designed to manage the risk of failure to achieve business objectives rather than eliminate the risk completely.

Audit

The Board of Management has established an Audit Committee with clearly defined terms of reference. The main functions of the Audit Committee are to control and review the external and internal audit functions, the internal control systems and monitor the performance of the Association against the key business indicators. The Association's internal auditors report directly to the Audit Committee on completion of each systems review and an annual summary report is produced by the internal auditors summarising the systems audit programme each year. The work of the external auditors also provides some assurance through the year-end audit and the provision of a report to those charged with governance.

Board of Management, Shareholders and Officers

The members of the Board of Management and the officers of the Association are listed on page 2.

Each member of the Board of Management other than members co-opted during the year holds one fully paid share of £1 in the Association.

Radius's voluntary board members continue to give very generously of their time. They supported Radius throughout the year through: attendance at board and committee meetings and the review of papers; attending special board meetings, strategy workshops; in tender evaluations; in meetings with regulators and business partners; training events, seminars and conferences; involvement in board and senior management recruitment exercises and by attending the annual strategic workshop.

Independent auditors

The auditors, Grant Thornton (NI) LLP, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

By order of the Board



M Pitt

Chair of the Board of Management

26 June 2025

Independent auditors' report to the members of Radius Housing Association Limited Report on the audit of the financial statements

Opinion

We have audited the financial statements of Radius Housing Association Limited (the "Association") and its subsidiaries (together the "Group") for the year ended 31 March 2025, which comprise the Consolidated and Association's statement of comprehensive income, the Consolidated and Association's statement of changes in reserves, the Consolidated and Association's statement of financial position and the Consolidated statement of cash flows, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and accounting standards issued by the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, Radius Housing Association Limited's financial statements:

- give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice of the state of affairs of the Group and the Association as at 31 March 2025 of the assets, liabilities and financial position of the Group and Association's income and expenditure and the Group's cash flows for the year then ended; and
- have been properly prepared in accordance with the requirements of Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, the Housing (Northern Ireland) Order 1992, Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993 and the Charities Act (Northern Ireland) 2008.

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 'Responsibilities of the auditor for the audit of the financial statements' section of our report. We are independent of the Group and Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the FRC's Ethical Standard and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Managements' use of 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 Group and Association's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Strategic Report of the Board of Management, and the Report of the Board of Management. The Board of Management 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 in the financial statements, 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.

Independent auditors' report to the members of Radius Housing Association Limited (continued) Report on the audit of the financial statements (continued)

Matters on which we are required to report by exception

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 we are required to report to you if, in our opinion:

- the Association have not kept proper books of account; or
- the Association have not maintained a satisfactory system of control over transactions; or
- the financial statements are not in agreement with the Association's books of account; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in this regard.

Under the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, we are required to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the Report of the Board of Management and the Strategic Report is inconsistent in any material respect.

We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the Board of Managements' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102, and for such internal control as directors determine necessary to enable the preparation of financial statements are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group and Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and Association or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Group and Association's financial reporting process.

Responsibilities of the auditor for the audit of the financial statements

The objectives of an auditor 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 their opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatement in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Independent auditors' report to the members of Radius Housing Association Limited (continued) Report on the audit of the financial statements (continued)

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

Based on our understanding of the Group and Association, we identified that the principal risks of non-compliance with laws and regulations related to compliance with Data Privacy law, Employment Law, Environmental Regulations, Pensions Legislation, Health & Safety, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements. The Audit engagement partner considered the experience and expertise of the engagement team to ensure that the team had appropriate competence and capabilities to identify or recognise non-compliance with the laws and regulation. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial performance and management bias through judgements and assumptions in significant accounting estimates, in particular in relation to significant one-off or unusual transactions.

Responsibilities of the auditor for the audit of the financial statements

We apply professional scepticism through the audit to consider potential deliberate omission or concealment of significant transactions, or incomplete/inaccurate disclosures in the financial statement.

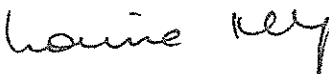
In response to these principal risks, our audit procedures included but were not limited to:

- enquiries of management board on the policies and procedures in place regarding compliance with laws and regulations, including consideration of known or suspected instances of non-compliance and whether they have knowledge of any actual, suspected or alleged fraud;
- inspection of the Group and the Association's regulatory and legal correspondence and review of minutes of board meetings during the year to corroborate inquiries made;
- gaining an understanding of the internal controls established to mitigate risk related to fraud;
- discussion amongst the engagement team in relation to the identified laws and regulations and regarding the risk of fraud, and remaining alert to any indications of non-compliance or opportunities for fraudulent manipulation of financial statements throughout the audit;
- identifying and testing journal entries to address the risk of inappropriate journals and management override of controls;
- designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- challenging assumptions and judgements made by management in their significant accounting estimates, including useful economic life of housing and non-housing properties, and defined benefit assumptions; and
- review of the financial statement disclosures to underlying supporting documentation and inquiries of management.

The primary responsibility for the prevention and detection of irregularities including fraud rests with those charged with governance and management. As with any audit, there remains a risk of non-detection or irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or override of internal controls.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the Association in accordance with section 43 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, section 65 of the Charities Act (Northern Ireland) 2008, regulations made under section 66 of that Act (Part 4 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and article 19 of The Housing (Northern Ireland) Order 1992. Our audit work has been undertaken so that we might state to the Association those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association as a body, for our audit work, for this report, or for the opinions we have formed.



Louise Kelly FCA(Senior Statutory Auditor)

For and on behalf of

Grant Thornton (NI) LLP

Chartered Accountants & Statutory Auditors

Belfast

Northern Ireland

DATE: 26/6/25

Consolidated statement of comprehensive income for the year ended 31 March 2025

	Note	2025 £	2024 £
Turnover	5	115,522,994	104,460,255
Operating costs	6	(94,552,519)	(86,966,611)
Operating surplus	7	20,970,475	17,493,644
Transfer to Disposal Proceeds Fund	10	(22,916)	(361,504)
Transfer (to)/from Tenant Services Fund		(58,508)	342,239
Interest receivable and similar income	11	568,666	765,697
Interest payable and similar charges	12	(10,888,816)	(9,582,244)
Net pension income	13	3,622,794	3,019,743
Surplus before tax for the financial year		14,191,695	11,677,575
Taxation	14	-	-
Surplus for the financial year		14,191,695	11,677,575
Other comprehensive income/(expense):			
Fair value gain on financial instruments		23,596	33,942
Pension scheme deficit reduction payments		(1,337,000)	(1,319,000)
Actuarial loss in respect of pension schemes	36	(3,624,000)	(3,021,000)
Total other comprehensive expenses		(4,937,404)	(4,306,058)
Total comprehensive income for the year		9,254,291	7,371,517

The notes on pages 20 to 44 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Group.

Consolidated statement of changes in reserves for the year ended 31 March 2025

	Note	2025 £	2024 £
Surplus for the financial year		14,191,695	11,677,575
Fair value gain on financial instruments		23,596	33,942
Pension scheme deficit reduction payments		(1,337,000)	(1,319,000)
Actuarial loss recognised in pension scheme	36	(3,624,000)	(3,021,000)
Issue of share capital	28	-	3
Net addition to capital and reserves		9,254,291	7,371,520
Opening total capital and reserves		169,998,481	162,626,961
Closing total capital and reserves		179,252,772	169,998,481

Association statement of comprehensive income for the year ended 31 March 2025

	Note	2025 £	2024 £
Turnover	5	115,363,180	104,358,055
Operating costs	6	(94,890,168)	(86,864,694)
Operating surplus	7	20,473,012	17,493,361
Transfer to Disposal Proceeds Fund	10	(22,916)	(361,504)
Transfer from Tenant Services Fund		(58,508)	342,239
Interest receivable and similar income	11	568,665	1,192,693
Interest payable and similar charges	12	(10,888,816)	(9,582,244)
Net pension income	13	3,622,794	3,019,743
Surplus before tax for the financial year		13,694,231	12,104,288
Taxation	14	-	-
Surplus for the financial year		13,694,231	12,104,288
Other comprehensive income/(expense):			
Fair value gain on financial instruments		23,596	33,942
Pension scheme deficit reduction payments		(1,337,000)	(1,319,000)
Actuarial loss in respect of pension schemes	36	(3,624,000)	(3,021,000)
Total other comprehensive expenses		(4,937,404)	(4,306,058)
Total comprehensive income for the year		8,756,827	7,798,230

The notes on pages 20 to 44 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Association.

Association statement of changes in reserves for the year ended 31 March 2025

	Note	2025 £	2024 £
Surplus for the financial year		13,694,231	12,104,288
Fair value gain on financial instruments		23,596	33,942
Pension scheme deficit reduction payments		(1,337,000)	(1,319,000)
Actuarial loss recognised in pension scheme	36	(3,624,000)	(3,021,000)
Issue of share capital	28	-	3
Net addition to capital and reserves		8,756,827	7,798,233
Transfer legacy reserve to The Radius Foundation		(785,000)	-
Opening total capital and reserves		169,968,099	162,169,866
Closing total capital and reserves		177,939,926	169,968,099

Consolidated statement of financial position as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Housing properties - depreciated cost	15	1,028,020,063	972,744,431
Other tangible fixed assets	16	13,967,593	6,834,959
Investments	17	4,930,032	4,936,943
		1,046,917,688	984,516,333
Current assets			
Stock	19	11,941,937	10,373,490
Debtors	20	24,072,025	28,970,439
Investments	21	342,011	275,601
Cash at bank and in hand	22	4,219,899	9,845,047
		40,575,872	49,464,577
Creditors: amounts falling due within one year	23	(49,030,939)	(56,799,121)
Net current liabilities		(8,455,067)	(7,334,544)
Total assets less current liabilities		1,038,462,621	977,181,789
Creditors: amounts falling due after more than one year	24	(859,209,849)	(807,183,308)
Net assets		179,252,772	169,998,481
Capital and reserves			
Called up share capital	28	26	26
Capital reserve	29	277	277
Revenue reserve		179,252,469	169,998,178
Total capital and reserves		179,252,772	169,998,481

The notes on pages 20 to 44 are an integral part of these consolidated financial statements.

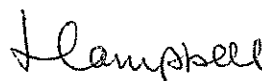
The financial statements on pages 15 to 44 were approved and authorised for issue by the Board of Management on 26 June 2025 and were signed on its behalf by:



M Pitt
Chair



J McLean OBE
Company Secretary



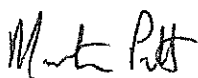
L Campbell MBE
Board Member

Association statement of financial position as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Housing properties - depreciated cost	15	1,028,020,063	972,744,431
Other tangible fixed assets	16	13,967,593	6,834,959
Investments	17	10,617,317	10,347,538
Investments in subsidiary undertakings	18	250,004	250,004
		1,052,854,977	990,176,932
Current assets			
Stock	19	6,240,154	5,373,934
Debtors	20	24,335,949	29,131,675
Investments	21	342,011	275,601
Cash at bank and in hand	22	2,840,024	9,203,493
		33,758,138	43,984,703
Creditors: amounts falling due within one year	23	(49,463,340)	(57,010,228)
Net current liabilities		(15,705,202)	(13,025,525)
Total assets less current liabilities		1,037,149,775	977,151,407
Creditors: amounts falling due after more than one year	24	(859,209,849)	(807,183,308)
Net assets		177,939,926	169,968,099
Capital and reserves			
Called up share capital	28	26	26
Capital reserve	29	277	277
Revenue reserve		177,939,623	169,967,796
Total capital and reserves		177,939,926	169,968,099

The notes on pages 20 to 44 are an integral part of these consolidated financial statements.

The financial statements on pages 15 to 44 were approved and authorised for issue by the Board of Management on 26 June 2025 and were signed on its behalf by:



M Pitt
Chair



J McLean OBE
Company Secretary



L Campbell MBE
Board Member

Consolidated statement of cash flows for the year ended 31 March 2025

	Note	2025 £	2024 £
Net cash from operating activities	30	17,262,574	16,957,330
Cash flow from investing activities			
Purchase and development of housing properties		(82,865,112)	(69,288,630)
Housing Association Grant and other grants		27,087,083	27,723,904
Receipts from disposal of housing properties		3,258,866	10,387,976
Disposal /(purchase) of other assets and investments		6,911	(950,962)
Interest received		509,317	720,287
Net cash used in investing activities		(52,002,935)	(31,407,425)
Cashflows from financing activities			
Issue of share capital		-	3
Bank loans advanced		44,000,000	28,000,000
Loan principal repayments		(3,726,359)	(3,860,094)
Interest paid		(11,092,018)	(9,943,039)
Net cash inflow from / used in financing activities		29,181,623	14,196,870
Net decrease in cash and cash equivalents		(5,558,738)	(253,225)
Cash and cash equivalents at the beginning of the year		10,120,648	10,373,873
Cash and cash equivalents at the end of the year	31	4,561,910	10,120,648

The notes on pages 27 to 51 are an integral part of these consolidated financial statements.

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

1 General information

The Group and Association's principal activity during the financial year was providing high quality homes for rent throughout Northern Ireland. The group is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and is a Registered Housing Association, domiciled in the UK. The address of the registered office is 3 – 7 Redburn Square, Holywood, County Down, BT18 9HZ.

2 Statement of compliance

These financial statements of Radius Housing Association Limited have been prepared on the going concern basis in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") under the historical cost convention, and in accordance with applicable accounting standards in the United Kingdom and Statement of Recommended Practice for Accounting by Registered Social Landlords (updated 2014). The principal accounting policies, which have been applied consistently throughout the year, are set out below. The presentation of the financial statements complies with the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. The functional and presentational currency is pound sterling (£).

3 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

The significant accounting policies adopted by the Group and the Association are as follows:

Basis of preparation of financial statements

These consolidated and separate financial statements are prepared on a going concern basis, under the historical cost convention. The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group and Association accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 4.

Basis of consolidation

The Consolidated Statement of Comprehensive Income and Consolidated Statement of Financial Position include the financial statements of the Group and its subsidiary undertakings made up to 31 March 2025. Intra Group transactions, any unrealised profits/losses arising and intercompany balances are eliminated fully on consolidation.

Going concern

The financial statements have been prepared on a going concern basis which the Board considers to be appropriate for the following reasons:

(i) The Group and Association prepared a 5 Year Corporate Plan in 2022 and the Business Plan is updated and approved on an annual basis. The most recent plan was approved at our March 2025 Board Meeting. This plan includes departmental budgets for the coming financial year and updates our 5 year strategic goals. Progress towards these goals is monitored on a monthly and quarterly basis through our Corporate Scorecard and updates provided to Committees and Board at least quarterly and regularly to other interested stakeholders.

(ii) The Board is satisfied with the 2025/26 Budgets for the Group and Association and the long term plans and is of the opinion that despite the bleak economic outlook, the Group and Association has adequate resources to continue in business for the foreseeable future. The Board note the net current liability position on the Group and Association Statement of Financial Position.

(iii) We have prepared financial projections to the end of 2061 which indicate that the Group and Association will continue to be profitable for this entire period. This gives our Board sufficient comfort that we have sufficient resources to discharge all liabilities in the ordinary course of business as they fall due for payment and that we have adequate liquid resources available.

Notes to the financial statements for the year ended 31 March 2025**3 Summary of significant accounting policies (continued)****Going concern (continued)**

(iv) The projections allow for the current delays in handovers and the increased cost of borrowing. They also take into account our current planned maintenance program and increased cost of day-to-day repairs and energy. In addition, we have stress tested the model to ensure it can withstand a number of adverse scenarios such as higher interest rates and increased void property. The Board believes we have sufficient funding in place and expect the Group and Association to be in compliance with its debt covenants even in severe downside scenarios. We renewed our short term facilities in March 2024 for four years which gives us further comfort for the medium term.

(v) The Board acknowledges that for the continuing delivery of its development programme, the Association is dependent on grant funding from the Department for Communities and bank finance.

The Board therefore believes there is a reasonable expectation that the Group and Association has adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis in preparing the financial statements.

Foreign currencies

Transactions and non-monetary assets, denominated in foreign currencies, are translated at the exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the statement of financial position date or the exchange rate of a related foreign exchange contract where relevant. The resulting exchange gains or losses are dealt with in the income and expenditure account.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the Group and Association and value added taxes. The Group and Association bases its estimate of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash and cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of the consideration is measured at the present value of all future receipts using the imputed rate of interest. The Group and Association recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the Group and Association retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow through the Group and Association and (e) when the specific criteria relating to each of the Group and Association's sales channels have been met, as described below and in note 5.

(i) Net rental income

Income includes rent and service charge income arising from the provision of housing accommodation and the amortisation of Housing Association Grant. Income is recognised in the period to which it relates.

(ii) Other income

All other income is recognised in the Statement of comprehensive income when the terms of revenue recognition have been met.

Employee benefits

The Group provides a range of benefits to employees, including paid holiday arrangements and defined contribution pension plans.

(i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognized as an expense in the period in which the service is received.

Notes to the financial statements for the year ended 31 March 2025**3 Summary of significant accounting policies (continued)****Employee benefits (continued)****(ii) Multi-employer pension plan**

Retirement benefits to employees of the Association are provided by the Northern Ireland Local Government Officers Superannuation Committee (NILGOSC) defined benefit scheme which is externally funded.

The assets of the NILGOSC scheme are held separately from those of the Association. The Association has adopted FRS 102 section 28 'Employee benefits' in these financial statements. Pension scheme assets are measured using market value. Pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term to the liability. The increase in the present value of the liabilities of the Association's defined benefit pension scheme arising from employee service in the year is charged to operating surplus. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This cost is recognised in the statement of comprehensive income as 'Finance expense'.

Actuarial gains and losses are recognised in the statement of comprehensive income.

The contributions are determined by qualified actuaries on the basis of quinquennial valuations, using a projected unit method.

All new employees joining Radius from 1 April 2013 are not eligible to join the NILGOSC scheme. Instead, they join the Social Housing Pension Scheme Defined Contribution (SHPS DC).

SHPS DC is a defined contribution workplace pension scheme administered by The Pensions Trust and is the pension vehicle provided by Radius under auto-enrolment legislation. Each employee holds a separate pension plan with The Pensions Trust to which Radius contributes 6% of pensionable pay with the employee contributing a minimum of 4%. The employee is responsible for any investment decisions from the various investment options provided by The Pensions Trust. The Association's liability is limited to the above employer contribution.

Tangible fixed assets**Housing properties**

The Group operates a full component accounting policy in relation to the capitalisation and depreciation of its completed housing stock.

Housing properties are stated at cost including an appropriation of on costs and net of initial sales proceeds from part owners in respect of leasehold schemes and are reviewed annually by the Board for impairment.

Other fixed assets

Other fixed assets are stated at cost less accumulated depreciation and are reviewed annually by the Board for impairment.

Schemes under construction

Schemes under construction are carried at cost and are not depreciated until brought into use.

Capitalisation of development costs

Development costs are capitalised where they are directly attributable to bringing the properties into working condition for their intended use. Such costs include the labour costs of Association employees arising directly from the acquisition or development of the property and incremental costs that would only have been avoided if the property concerned had not been acquired or constructed.

Housing Association Grant and other grants

Housing Association Grant and other grants received as a contribution towards the capital costs of housing properties of the Association are shown as "Creditors: amounts falling due after more than one year" and are amortised to the Statement of comprehensive income as per the turnover policy. Housing Association Grant received against revenue expenditure is credited to revenue in the period in which the related expenditure is charged.

Such grants, although treated as a grant for accounting purposes, may be repayable under certain circumstances, primarily following the sale of housing property, but any amount repayable would be restricted to the net proceeds of the sale.

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

3 Summary of significant accounting policies (continued)

Depreciation and Impairment – Housing Properties

Housing properties are split between land, structure and major components which require periodic replacement. Replacement or refurbishment of such major components is capitalised and depreciated over the estimated useful life which has been set taking into account professional guidance and the Group’s asset management strategy. In determining the remaining useful lives for the housing stock, the Group has taken account of views provided by both internal and external professional sources.

Freehold land is not subject to depreciation. Depreciation is charged so as to write down the cost or valuation of the freehold housing properties and major components on a straight-line basis over their expected use economic lives.

Housing assets are subject to a full year’s depreciation in the year of acquisition or completion.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, at the following annual ranges:

Main fabric	100 years
Roof structure and coverings	60 years
Windows and external doors	30 years
Heating system boilers	15 years
Kitchens	20 years
Bathrooms	25 years
Mechanical systems (heating, ventilation, plumbing)	10 years
Electrics	30 years
Lift	20 years
Office buildings	60 years

Depreciation – Long leasehold office property

The Association’s policy is to depreciate the cost over the remaining useful economic life of the property. The useful economic life of the asset has been estimated at 60 years.

Depreciation – Other fixed assets

Depreciation of other fixed assets is charged on a straight-line basis over the estimated useful economic lives of the assets at the following annual rates:

Office and computer equipment	25% per annum
Motor vehicles	20% per annum

Subsequent additions and major components

The costs of subsequent additions or major component replacements are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will continue to flow to the Group and the cost can be measured reliably. The carrying amount of any replaced component is derecognised. Repairs, maintenance and minor inspection costs are expensed as incurred.

Derecognition

Tangible assets are derecognised on disposal or when no future economic benefits are expected. On disposal the difference between the net disposal proceeds and the carrying amount is recognised in the Statement of comprehensive income.

Leased assets

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

Notes to the financial statements for the year ended 31 March 2025**3 Summary of significant accounting policies (continued)****Stock**

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase or construction. At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Statement of Comprehensive Income.

Operating leased assets

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Payments under operating leases are charged to the Statement of comprehensive income on a straight-line basis over the period of the lease.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of one month or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Current asset investments

Current asset investments are investments in short-term deposits with an original maturity between one and twelve months.

At each statement of financial position date non-financial assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. These cash flows discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the assets.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the Statement of comprehensive income, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the Statement of comprehensive income.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or amortisation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of comprehensive income.

Provisions

Provisions are recognised when the Association has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligations can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the Associations control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Notes to the financial statements for the year ended 31 March 2025**3 Summary of significant accounting policies (continued)****Financial instruments**

The Association has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash and bank balances are initially recognised at transaction price, 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. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in Statement of Comprehensive Income.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in Statement of Comprehensive Income.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or, (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in Statement of income and retained earnings, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow companies, 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 receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables 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 subsequently measured at amortised cost using the effective interest method.

Disposal proceeds fund

The net surpluses after loan repayments that arise from the sale of property to tenants under the voluntary purchase grant arrangements instituted by the Department for Communities can be used by the Association to fund works on property that would not be eligible for Housing Association Grant or in certain circumstances, attract loan finance.

If the surpluses are not used within three years of their receipt they may be payable in part or in full to the Department for Communities.

Revenue reserves

The Association's policy is to retain a level of revenue reserves which reflects its needs at the current time and in the foreseeable future. The reserves required are sufficient to meet committed running costs for a period equivalent to twelve months budgeted future expenditure.

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

3 Summary of significant accounting policies (continued)

Leasehold Sinking funds

Leasehold sinking funds are reserve funds held for specific leasehold schemes which are set aside for major building repairs and replacement. The sinking funds are held for the benefit of the leaseholders until such time as agreed expenses are incurred and allocated to these funds.

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements made in the process of preparing the Group financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical judgement in applying the entity's accounting policies

There are no critical judgements in applying the entity's accounting policies.

(b) Critical accounting estimates and assumptions

The directors make estimates and assumptions concerning the future in the process of preparing the Group financial statements. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Useful economic lives of housing and non-housing properties

The annual depreciation on housing properties is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reviewed annually. They are amended when necessary to reflect current estimates, based on future investments, economic utilisation and the physical condition of the assets. See note 15 for the carrying amount of housing properties and note 3 for the useful economic lives for each component of housing property.

(ii) Defined benefit pension scheme

The Association has an obligation to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the balance sheet. The assumptions reflect historical experience and current trends. See note 36 for the disclosures relating to the defined benefit scheme.

There are no other critical accounting estimates and assumptions.

5 Turnover

Turnover and results relate to the Group's main activities which are carried out in Northern Ireland and the Republic of Ireland. Turnover represents rental and service charge income together with residential and daycare charges for Housing with Care, all net of voids. It also includes income from Telecare/Telehealth services, services provided to other Housing Associations and Special Needs Management Allowance received for the provision of housing with care.

6 Operating costs

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Direct costs	87,461,711	81,129,282	87,799,360	81,027,365
Administrative expenses	7,090,808	5,837,329	7,090,808	5,837,329
	94,552,519	86,966,611	94,890,168	86,864,694

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

7 Operating surplus

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
This is stated after charging/(crediting):				
Depreciation (note 15, 16)	17,717,042	16,678,216	17,717,042	16,678,216
HAG amortisation (note 27)	(11,901,330)	(11,691,090)	(11,901,330)	(11,691,090)
Loss on disposal of fixed assets	1,174,421	638,227	1,174,421	638,227
Fees payable to the Association's auditor in respect of:				
- audit services	66,581	59,535	66,581	59,535
Fees payable in respect of internal audit services	53,614	36,399	53,614	36,399

8 Employee information

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Staff costs				
Wages and salaries	24,160,181	21,636,288	24,160,181	21,636,288
Social security costs	2,114,890	1,848,231	2,114,890	1,848,231
Other pension costs	2,623,766	2,560,030	2,623,766	2,560,030
	28,898,837	26,044,549	28,898,837	26,044,549

	2025 No.	2024 No.
Average monthly number of persons employed during the financial year by activity:		
Administration and management	356	354
Scheme co-ordinators and ancillary staff	223	225
Care staff, cleaners and other support staff	375	346
	954	925

9 Directors' Emoluments

The remuneration of directors (defined for the purposes of emoluments as the Chief Executive and any member of the Senior Management Team of the Association) during the year was:

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Aggregate emoluments	787,987	763,388	787,987	763,388
Pension contributions	150,394	144,821	150,394	144,821
	938,381	908,209	938,381	908,209

Members of the Board of Management serve in a voluntary capacity and none were in receipt of emoluments during the year.

The Board and Committee members were reimbursed for expenses totalling £4,360 during the year (2024 £2,781).

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

9 Directors' Emoluments (continued)

The emoluments to the highest paid Director (included within the above table) are as follows:

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Aggregate emoluments	165,264	152,446	165,264	152,446
Pension contributions	47,616	43,584	47,616	43,584
	212,880	196,030	212,880	196,030

The number of directors to whom emoluments were paid during the year fall within each of the following bands:

Salary band:	Group		Association	
	2025 No.	2024 No.	2025 No.	2024 No.
£165,000 - £170,000	1	-	1	-
£155,000 - £160,000	-	1	-	1
£120,000 - £125,000	1	-	1	-
£115,000 - £120,000	1	-	1	-
£110,000 - £115,000	1	1	1	1
£105,000 - £110,000	1	1	1	1
£100,000 - £105,000	1	2	1	2
£95,000 - £100,000	-	1	-	1
£45,000 - £50,000	-	1	-	1
£35,000 - £40,000	1	1	1	1
£25,000 - £30,000	1	-	1	-
	8	8	8	8

10 Transfer to disposal proceeds fund

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Opening balance	3,617,883	5,315,220	3,617,883	5,315,220
Transfer of grant on disposal	155,876	2,963,866	155,876	2,963,866
Transfer from disposal fund	(22,916)	(361,504)	(22,916)	(361,504)
Purchases in the year	(185,148)	(4,299,699)	(185,148)	(4,299,699)
Closing balance	3,565,695	3,617,883	3,565,695	3,617,883
Represented by:				
Due within one year (note 23)	3,432,735	1,015,444	3,432,735	1,015,444
Due after more than one year (note 24)	132,960	2,602,439	132,960	2,602,439
	3,565,695	3,617,883	3,565,695	3,617,883

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

11 Interest receivable and similar income

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Interest receivable	568,666	765,697	568,665	1,192,693

12 Interest payable and similar charges

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Housing property loans	10,888,816	9,582,244	10,888,816	9,582,244

13 Net pension income

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Defined benefit pension scheme net interest income (note 36)	3,622,794	3,019,743	3,622,794	3,019,743

14 Taxation on profit on ordinary activities

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
UK Corporation tax charge on profit for the year	-	-	-	-

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

15 Housing properties – depreciated cost

	Group		Association	
	2025	2024	2025	2024
	£	£	£	£
Cost				
At 1 April	1,209,984,091	1,158,001,314	1,209,984,091	1,158,001,314
Additions	75,022,258	68,221,873	75,022,258	68,221,873
Transfer to stock	(655,361)	(1,542,125)	(655,361)	(1,542,125)
Disposals	(6,659,123)	(14,696,971)	(6,659,123)	(14,696,971)
At 31 March	1,277,691,865	1,209,984,091	1,277,691,865	1,209,984,091
Depreciation				
At 1 April	237,239,660	231,108,187	237,239,660	231,108,187
Charge for the year	17,006,822	16,043,661	17,006,822	16,043,661
Disposals	(4,574,680)	(9,912,188)	(4,574,680)	(9,912,188)
At 31 March	249,671,802	237,239,660	249,671,802	237,239,660
Net book value				
At 31 March	1,028,020,063	972,744,431	1,028,020,063	972,744,431
Net book amount comprises:				
Freehold property	978,755,393	922,774,503	978,755,393	922,774,503
Long leasehold property	49,264,670	49,969,928	49,264,670	49,969,928
	1,028,020,063	972,744,431	1,028,020,063	972,744,431
Completed schemes	889,592,510	834,989,238	889,592,510	834,989,238
Properties under construction	138,427,553	137,755,193	138,427,553	137,755,193
	1,028,020,063	972,744,431	1,028,020,063	972,744,431

The group considers individual schemes to be separate Cash Generating Units (CGU's) when assessing for impairment, in accordance with the requirements of FRS 102. The recoverable amount is taken to be the higher of the fair value less costs to sell or the value in use of an asset or CGU. In making the assessment of the recoverable amount, the group considers that value in use which takes into account the service potential of the CGUs is appropriate. Where value in use - service potential is to be determined, the calculation of Depreciated Replacement Cost (DRC) is considered to be suitable. Based on this assessment, we calculated the DRC using appropriate construction costs and land prices of each housing property scheme. In these circumstances we consider the DRC to be the recoverable amount. Where the carrying amount is greater than the recoverable amount, an impairment loss of the difference between the two is taken to the income and expenditure account and a corresponding entry is made to reduce the carrying value of the asset. There was no impairment charged in the 31 March 2025 year end (2024 - £Nil).

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

16 Other tangible fixed assets

Group and Association	Motor Vehicles £	Long leasehold office property £	Office and computer equipment £	Total £
Cost				
At 1 April	41,114	7,154,377	4,443,858	11,639,349
Additions	280,150	5,802,228	1,760,476	7,842,854
Disposals	-	(69,163)	(700,073)	(769,236)
At 31 March	321,264	12,887,442	5,504,261	18,712,967
Depreciation				
At 1 April	364	1,741,385	3,062,641	4,804,390
Charge for the year	13,321	73,037	623,862	710,220
Eliminated on disposal	-	(69,163)	(700,073)	(769,236)
At 31 March	13,685	1,745,259	2,986,430	4,745,374
Net book amount				
At 31 March 2025	307,579	11,142,183	2,517,831	13,967,593
At 31 March 2024	40,750	5,412,992	1,381,217	6,834,959

17 Investments

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
At 1 April	4,936,943	3,985,981	10,347,538	9,054,796
Additions/(disposals)	(6,911)	950,962	269,779	1,292,742
At 31 March	4,930,032	4,936,943	10,617,317	10,347,538

Group investments include ground rent investment of £4,250. Association investments relate to THFC sinking funds and an investment in one of its subsidiaries, Tealstone Developments Limited, to acquire land for development.

18 Investment in subsidiary undertakings – Association

	£
Cost at 31 March 2024 and 2025	250,004

Investments in subsidiary undertakings are recorded at cost, which is the fair value of the consideration paid. The Association's subsidiary undertakings, which are incorporated in Northern Ireland, are:

Name of company	Holding	Proportion held	Registered Office	Principal Activity
Tealstone Developments Limited	Ordinary shares	100%	3 – 7 Redburn Square Holywood BT18 9HZ	Development of land and collection of ground rents
Radius Homes Limited	Ordinary shares	100%	3 – 7 Redburn Square Holywood BT18 9HZ	House building services

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

19 Stock

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Consumables	379,011	168,152	379,011	168,152
New homes for outright sale	5,861,143	5,205,782	5,861,143	5,205,782
Development land	5,701,783	4,999,556	-	-
	11,941,937	10,373,490	6,240,154	5,373,934

Stock represents both completed properties and properties under construction for outright sale. Stock is valued at the lower of cost and net realisable value. Cost includes acquisition and development costs together with capitalised interest. Net realisable value is based on the estimated selling price less selling costs.

20 Debtors

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Rental debtors gross – Technical	3,315,539	2,677,592	3,315,539	2,677,592
Rental debtors gross – Non-technical	2,605,067	3,143,261	2,605,067	3,143,261
Provision for bad debts	(1,247,986)	(1,367,180)	(1,247,986)	(1,367,180)
Net rental (including rates, service charges) debtors	4,672,620	4,453,673	4,672,620	4,453,673
Trade debtors	465,557	667,704	430,147	665,854
Amounts due from subsidiaries	-	-	299,334	293,342
Other debtors	1,519,250	2,057,084	1,519,250	1,926,828
Prepayments and accrued income	1,619,503	1,432,808	1,619,503	1,432,808
Housing Association Grant receivable	15,795,095	20,359,170	15,795,095	20,359,170
	24,072,025	28,970,439	24,335,949	29,131,675

Amounts owed by related undertakings are interest free, unsecured and repayable on demand.

21 Investments

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Short term deposits	342,011	275,601	342,011	275,601

This represents cash held on deposit with an original maturity between 1 and 12 months. At the year end the average maturity of the deposits was 3 months. The average interest rate was 2.3% (2024 – 2.33%).

22 Cash at bank and in hand

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Cash at bank and in hand	4,219,899	9,845,047	2,840,024	9,203,493

None of the cash at bank is restricted.

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

23 Creditors: amounts falling due within one year

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Bank loans & senior notes (note 26)	4,429,101	8,156,353	4,429,101	8,156,353
DFC loans (note 26)	-	2,765	-	2,765
THFC premium	111,629	111,629	111,629	111,629
Trade creditors	5,933,562	4,682,346	5,287,414	4,146,583
Other tax and social security	228,195	197,809	228,195	197,809
Rent, rates and service charges received in advance	1,645,475	1,638,403	1,645,475	1,638,403
Housing Association Grant in advance	2,402,827	9,892,751	2,402,827	9,892,751
Other creditors	4,904,950	9,180,611	2,310,739	6,339,528
Disposal Proceeds Fund (note 10)	3,432,735	1,015,444	3,432,735	1,015,444
Accruals and deferred income	14,097,428	10,727,397	14,095,428	10,727,397
Amounts owed to subsidiaries	-	-	3,674,760	3,587,953
Housing Association Grant (note 27)	11,375,093	10,965,658	11,375,093	10,965,658
Tenant services account	469,944	227,955	469,944	227,955
	49,030,939	56,799,121	49,463,340	57,010,228

Amounts owed to related parties and subsidiary undertakings are interest free, unsecured and repayable on demand.

24 Creditors: amounts falling due after more than one year

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Bank loans & senior notes (Note 26)	261,603,636	217,599,979	261,603,636	217,599,979
THFC premium	1,808,379	1,920,008	1,808,379	1,920,008
Disposal proceeds fund (note 10)	132,960	2,602,439	132,960	2,602,439
Housing Association Grant (note 27)	592,161,763	580,604,169	592,161,763	580,604,169
Fair value of financial instruments	66,350	89,946	66,350	89,946
Other creditors	3,436,761	4,366,767	3,436,761	4,366,767
	859,209,849	807,183,308	859,209,849	807,183,308

The disposals proceeds fund consists of monies arising from house sales, less allowable costs and contributions, from which transfers to Housing Association Grant (HAG) arising from qualifying expenditure may be made with Departmental consent, generally within 3 years of the monies being transferred into the fund.

25 Financial instruments

The Group and Association has the following financial instruments:

Financial assets that are debt instruments measured at amortised cost:	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Rental debtor (note 20)	4,672,620	4,453,673	4,672,620	4,453,673
Trade debtors (note 20)	465,557	667,704	430,147	665,854
Other debtors (note 20)	1,519,250	2,057,084	1,519,249	4,025,490
Amounts owed by subsidiaries (note 40)	-	-	299,334	293,342
Housing Association Grant receivable (note 20)	15,795,095	20,359,170	15,795,095	20,359,170
Investments in long term deposits (note 17)	4,930,032	4,936,943	10,617,317	10,347,538
Investments in short term deposits (note 21)	342,011	275,601	342,011	275,601
Cash at bank and in hand (note 22)	4,219,899	9,845,047	2,840,024	9,203,493
	31,944,464	42,595,222	36,515,797	49,624,161

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

25 Financial instruments (continued)

Financial liabilities measured at amortised cost:	Group		Association	
	2025 £	2024 £	2025 £	2024 £
DfC loans (note 26)	-	2,765	-	2,765
Bank loans & senior notes (note 26)	266,032,737	225,756,332	266,032,737	225,756,332
Trade Creditors (note 23)	5,933,562	4,682,346	5,287,414	4,146,583
Other creditors (note 23 & 24)	8,341,711	13,547,378	5,747,500	10,706,295
Accruals and deferred income (note 23)	14,095,427	10,727,397	14,095,427	10,727,395
Amounts owed to subsidiaries (note 40)	-	-	3,674,760	3,179,399
	294,403,437	254,716,218	294,837,838	254,518,769

Financial liabilities measured at fair value Through other comprehensive income:	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Derivative financial instrument (note 24)	66,350	89,946	66,350	89,946

Financial assets and liabilities measured at fair value through other comprehensive income are made up of derivative financial instruments. In accordance with the group's policy on hedging, interest rate exposure is mitigated by entering into interest rate swaps. It is not possible to ascertain the amount of the financial instrument that will reverse within one year and as such it has been presented in the financial statements as non-current.

26 Loans

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Bank loans				
Less than one year, or on demand	4,429,101	8,156,353	4,429,101	8,156,353
Between one and two years	48,290,623	3,792,553	48,290,623	3,792,553
Between two and five years	12,130,976	17,922,297	12,130,976	17,922,297
After more than five years	97,206,045	91,941,753	97,206,045	91,941,753
Senior notes				
After more than five years	103,975,992	103,943,376	103,975,992	103,943,376
	266,032,737	225,756,332	266,032,737	225,756,332
Represented by:				
Due within one year (note 23)	4,429,101	8,156,353	4,429,101	8,156,353
Due after more than one year (note 24)	261,603,636	217,599,979	261,603,636	217,599,979
	266,032,737	225,756,332	266,032,737	225,756,332

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

26 Loans (continued)

Bank and other loans

A loan of £17m repayable in five equal instalments annually from 2039 to 2043 and until then interest at a fixed coupon rate of 5.2% (4.5% effective rate) is payable annually.

A loan of £20m repayable in quarterly instalments from 2007 to 2035 with interest at a fixed coupon rate of 5.97%-6.02% payable annually.

A loan of £20m repayable in quarterly instalments from 2007 to 2035 with interest at a fixed coupon rate of 6.14%-6.17% payable annually.

A loan of £10m repayable in full in a single instalment of £10m in 2039 and until then interest at a fixed coupon rate of 6.35% (6.07% effective rate) is payable annually.

A loan of £5m repayable in full in a single instalment of £5m in 2032 and until then interest at a fixed coupon rate of 4.51% is payable annually.

A loan of £10m repayable in full in a single instalment in 2044 and until then only interest at a fixed coupon rate of 5.2% (4.9% effective rate) is payable half-yearly;

A loan of £20m repayable in full in a single instalment in 2033 and until then only interest at a variable rate linked to SONIA is payable quarterly.

A Revolving Credit Facilities of £125m (£44m drawn at 31 March 2025) repayable in various instalments by 2032 and until then only interest at a variable rate linked to SONIA is payable quarterly.

All remaining loans bear interest at rates ranging between 0.90% and 6.07% at fixed and variable rates, except for loans of £8m on which interest only is repayable half-yearly and the capital in a single instalment in 2031. Bank loans are repayable on an amortised basis over varying periods between 20 and 25 years. All bank loans are secured by way of mortgages upon the deeds of properties.

Senior notes

A senior secured note is repayable in full in a single payment in 2035 and until then interest at a fixed coupon of 2.37% is payable semi-annually.

A senior secured note is repayable in full in a single payment in 2050 and until then interest at a fixed coupon of 2.81% is payable semi-annually.

A senior secured note is repayable in full in a single payment in 2055 and until then interest at fixed coupon of 2.87% is payable semi-annually.

These notes are secured by way of a mortgage upon the deeds of various properties. The figures included in the note above are net of debt issue costs of £1,024,008 (2024: £1,056,624) that will be released to the statement of comprehensive income over the life of the various notes.

Department for Communities loans

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Less than one year (note 23)	-	2,765	-	2,765

The loans from the Department for Communities bear interest rates ranging between 9.5% and 15.25% at fixed rates and are repayable on an amortised basis (capital and interest). All DfC loans are secured by way of mortgages upon the deeds of Radius properties.

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

27 Housing Association Grant

Group and Association	2025 £	2024 £
Housing Association and other grants		
At 1 April	808,155,272	785,491,302
Additions	17,435,911	32,662,489
Movement on HAG in advance	7,489,924	(1,404,071)
Disposals	(1,630,909)	(8,594,448)
At 31 March	831,450,198	808,155,272
Amortisation		
At 1 April	216,585,445	208,104,721
Charge for the year	11,901,330	11,691,090
Disposals	(573,433)	(3,210,366)
At 31 March	227,913,342	216,585,445
Net book value		
At 31 March	603,536,856	591,569,827
Represented by:		
Due within one year (note 23)	11,375,093	10,965,658
Due after more than one year (note 24)	592,161,763	580,604,169
	603,536,856	591,569,827

28 Called up share capital

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
Ordinary shares of £1 each, fully paid				
At 1 April	26	26	26	26
Allotted during the year	-	3	-	3
Transfer to capital reserve	-	(3)	-	(3)
At 31 March	26	26	26	26

29 Capital reserve

	Group		Association	
	2025 £	2024 £	2025 £	2024 £
At 1 April	277	274	277	274
Transfer from share capital	-	3	-	3
At 31 March	277	277	277	277

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

30 Net cash inflow from operating activities – Group

	2025 £	2024 £
Operating surplus	20,970,475	17,493,644
Difference between pension charge and cash contributions	(1,337,000)	(1,319,000)
Depreciation charge	17,717,042	16,678,216
Amortisation of Housing Association Grant	(11,901,330)	(11,691,090)
Gain on disposal of tangible fixed assets	(1,174,421)	(638,227)
Movement in debtors	393,688	(858,249)
Movement in creditors	(6,492,794)	(1,570,784)
Movement in stock	(913,086)	(1,137,180)
Net cash inflow from operating activities	17,262,574	16,957,330

31 Analysis of net debt – Group

	1 April 2024 £	Cashflow & Non-cash movement £	31 March 2025 £
Cash at bank and in hand	9,845,047	(5,625,148)	4,219,899
Short term investments	275,601	66,410	342,011
Cash and cash equivalents	10,120,648	(5,558,738)	4,561,910
Debt due within one year	(8,159,117)	3,730,016	(4,429,101)
Debt due after one year	(217,599,979)	(44,003,657)	(261,603,636)
Debt	(225,759,096)	(40,273,641)	(266,032,737)
Net Debt	(215,638,448)	(45,832,379)	(261,470,827)

32 Reconciliation of net cash flow to movement in net debt

	2025 £	2024 £
Increase in cash and cash equivalents in financial year	(5,558,738)	(253,225)
New loans	(44,000,000)	(28,000,000)
Repayment of loans	3,726,359	3,860,094
Movement in net debt in the financial year	(45,832,379)	(24,393,131)
Net debt at 1 April	(215,638,448)	(191,245,317)
Net debt at 31 March	(261,470,827)	(215,638,448)

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

33 Housing Stock - Association

	2025 No.	2024 No.
Number of units owned on 31 March		
General needs housing	9,254	9,054
Sheltered	3,324	3,322
Supported housing (including housing with care)	1,203	1,199
Total owned	13,781	13,575
Number of units managed by (but not owned) on 31 March		
Sheltered	75	79
General Needs	30	31
Total managed	105	110
Total units owned and managed at 31 March	13,886	13,685

34 Turnover, operating costs and operating surplus – Association

	2025			2024		
	Operating Turnover £	Operating Costs £	Operating Surplus £	Operating Turnover £	Operating Costs £	Operating Surplus £
Social Housing						
Activities (note 35)	109,965,855	89,547,707	20,418,148	98,489,370	81,587,347	16,902,023
Non-Social Housing						
Activities (note 35)	5,397,325	5,342,461	54,864	5,868,685	5,277,347	591,338
Total	115,363,180	94,890,168	20,473,012	104,358,055	86,864,694	17,493,361

Radius Housing Association Limited

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

35 Turnover, operating costs and operating surplus or deficit from social housing activities – Association

	2025 General Needs Housing £	2025 Sheltered Housing £	2025 Care / Supported Housing £	2025 Total Social Housing £	2024 General Needs Housing £	2024 Sheltered Housing £	2024 Care / Supported Housing £	2024 Total Social Housing £
<i>Income from Social Housing Lettings</i>								
Rent receivable net of service charges	52,623,002	12,978,829	4,405,017	70,006,848	48,107,593	12,079,647	4,143,966	64,331,206
Service charges receivable	2,595,189	7,219,365	908,422	10,722,976	2,460,730	7,147,616	916,126	10,524,472
Supporting People	92,607	1,717,069	1,118,745	2,928,421	84,774	1,510,853	2,060,845	3,656,472
Other Support & Care Charges	22,932	425,201	277,037	725,170	25,374	562,623	238,644	826,641
SMNA/Care Charges	-	-	10,752,680	10,752,680	-	-	10,074,892	10,074,892
Grant Amortisation	15,121,834	1,087,391	1,242,390	17,451,615	9,553,279	1,059,320	1,356,716	11,969,315
Other	1,246,467	9,680	150,726	1,406,873	1,107,411	590	96,899	1,204,900
Gross Income from rents and service charges	71,702,031	23,437,535	18,855,017	113,994,583	61,339,161	22,360,649	18,888,088	102,587,898
Less voids	(165,758)	(3,010,103)	(852,867)	(4,028,728)	(1,711,043)	(839,097)	(1,548,388)	(4,098,528)
Net Income from rents and service charges	71,536,273	20,427,432	18,002,150	109,965,855	59,628,118	21,521,552	17,339,700	98,489,370
<i>Operating Costs</i>								
Bad debts (rent and service charges)	182,563	27,374	(72,445)	137,492	223,151	147,595	75,820	446,566
Services	4,067,524	7,727,560	3,723,647	15,518,731	3,411,595	6,294,341	3,422,586	13,128,522
Supporting People	70,021	1,665,254	2,127,778	3,863,054	154,176	1,911,232	1,921,879	3,987,287
Other Support & Care Charges	-	-	8,406,524	8,406,524	23,483	469,443	7,870,367	8,363,293
Management costs	5,179,704	1,693,111	1,362,073	8,234,888	4,255,551	1,551,323	1,310,406	7,117,280
Maintenance Admin costs	1,629,229	1,012,762	356,008	2,997,999	1,507,985	986,016	323,834	2,817,835
Planned & cyclical maintenance	4,168,695	4,874,313	1,719,394	10,762,402	4,260,402	4,725,467	1,175,854	10,161,723
Reactive maintenance	10,063,052	4,079,406	1,261,789	15,404,247	8,156,261	3,612,702	1,416,879	13,185,842
Major repairs	606,408	269,972	261,149	1,137,530	594,432	169,312	201,346	965,090
Ground rent	5,832	1,012	367	7,210	10,656	(195)	(363)	10,098
Depreciation of social housing	12,906,567	2,423,033	1,635,098	16,964,698	11,974,002	2,409,332	1,618,202	16,001,536
Rates discount	(377,255)	(93,565)	(4,020)	(474,841)	(383,261)	(95,055)	(4,084)	(482,400)
(Gain)/loss on disposal of fixed assets	(1,174,421)	-	-	(1,174,421)	-	(638,227)	-	(638,227)
Admin costs	4,882,384	1,595,923	1,283,887	7,762,194	3,900,161	1,421,769	1,200,972	6,522,902
Total social housing expenditure	42,210,303	25,276,155	22,061,249	89,547,707	38,088,594	22,965,055	20,533,698	81,587,347
Operating surplus/(deficit) on social housing	29,325,970	(4,848,723)	(4,059,099)	20,418,148	21,539,524	(1,443,503)	(3,193,998)	16,902,023

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

35 Turnover, operating costs and operating surplus or deficit from social housing activities – Association (continued)

Social Housing Activities (continued)	2025 General Needs Housing £	2025 Sheltered Housing £	2025 Care / Supported Housing £	2025 Total Social Housing £	2024 General Needs Housing £	2024 Sheltered Housing £	2024 Care / Supported Housing £	2024 Total Social Housing £
DfC allowances								
Management allowances	3,624,984	1,315,908	475,596	5,416,488	3,560,634	1,315,314	474,804	5,350,752
Management costs	(5,179,704)	(1,693,111)	(1,362,073)	(8,234,888)	(4,255,551)	(1,551,323)	(1,310,406)	(7,117,280)
Surplus/(deficit)	(1,554,720)	(377,203)	(886,477)	(2,818,400)	(694,917)	(236,009)	(835,602)	(1,766,528)
Maintenance allowances								
Planned and cyclical maintenance	4,247,456	1,541,872	557,264	6,346,592	4,172,056	1,541,176	556,336	6,269,568
Reactive maintenance	(4,168,695)	(4,874,313)	(1,719,394)	(10,762,402)	(4,260,402)	(4,725,467)	(1,175,854)	(10,161,723)
Maintenance Administration	(10,063,052)	(4,079,406)	(1,261,789)	(15,404,247)	(8,156,261)	(3,612,702)	(1,416,879)	(13,185,842)
	(1,629,229)	(1,012,762)	(356,008)	(2,997,999)	(1,507,985)	(986,016)	(323,834)	(2,817,835)
Surplus/(deficit)	(11,613,520)	(8,424,609)	(2,779,927)	(22,818,056)	(9,752,592)	(7,783,009)	(2,360,231)	(19,895,832)
Gross income from rents and service charges								
Technical				55,333,730				50,678,472
Non-Technical				39,802,365				38,735,211
Total				95,136,095				89,413,683

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

35 Turnover, operating costs and operating surplus or deficit from social and non-social housing activities – Association (continued)

	2025	2024
	£	£
Non-social Housing Activities		
Operating income		
Connect 24	3,165,011	3,057,078
Development Allowances	1,314,088	1,117,216
Affordable Home Sales	-	380,000
Staying Put (Supporting People)	407,126	407,126
Staying Put Other Income	1,701	2,237
Care Services	316,331	281,100
Other Income	193,068	623,928
Total non-social housing income	5,397,325	5,868,685
Operating costs		
Connect 24 costs	2,363,444	2,535,148
Development	1,602,161	1,273,163
Affordable Home Sales	-	325,756
Staying Put (Supporting People)	332,952	309,039
Care services	754,970	553,428
Depreciation of non-social housing assets	288,934	280,813
Total non-social housing expenditure	5,342,461	5,277,347
Operating surplus on non-social housing	54,864	591,338

36 Pension commitments

The net pension surplus shown below under section 28 of FRS 102, which deals with the accounting for employee benefits, does not represent a shortfall which requires short term cash funding. The amount shown below is calculated to comply with the Financial Reporting Standard, the specific requirements of which differ from the basis on which pension liabilities are actuarially calculated for the purpose of the ongoing funding of the scheme. The Financial Reporting Standard requires:

- (i) actuarial deficiencies to be recognised immediately as a liability in the financial statements rather than being spread forward over employees' remaining service lives; and
- (ii) the actuary, in valuing the scheme's liabilities, is required to use a bond yield as the discount rate for valuing future liabilities, rather than a rate that reflects the expected return on the scheme's particular asset portfolio, with the result of an apparent increase in the present value of future longer-term liabilities.

The below is in relation to employees and ex-employees who are members of the NILGOSC and SHPS pension scheme.

NILGOSC pension scheme is considered a related party of the Association. The most recent valuation was conducted as at 31 March 2025 by a qualified actuary for the purpose of the disclosures below.

The major assumptions used by the actuary were:

	2025	2024	2023	2022
Rate of increase in salaries	4.00%	4.10%	3.00%	2.97%
Rate of increase in pensions in payment	2.50%	2.60%	2.70%	3.00%
Discount rate	5.80%	4.80%	4.70%	2.70%

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

36 Pension commitments (continued)

The mortality assumptions used were as follows:

	2025 Years	2024 Years	2023 Years	2022 Years
Longevity at age 65 for current pensioners:				
- Men	21.6	21.7	21.8	21.9
- Women	24.5	24.6	25.0	25.0
Longevity at age 45 for future pensioners:				
- Men	22.2	22.7	23.2	23.2
- Women	25.2	25.6	26.0	26.4

The assets in the scheme were:

	2025 £'000	2024 £'000
Equities	46,224	46,609
Property	10,632	10,346
Government Bonds	17,571	18,559
Corporate Bonds	4,365	4,480
Multi Asset Credit	14,550	14,186
Cash	11,975	5,973
Other	6,603	6,506
Total market value of assets	111,920	106,659
Present value of scheme liabilities	(61,044)	(71,117)
Unrealised asset	(50,876)	(35,542)
Net pension surplus	-	-

Reconciliation of fair value of scheme assets:

	2025 £'000	2024 £'000
At 1 April	106,659	95,203
Interest income on assets	5,152	4,510
Remeasurement (losses)/gains on assets	(1,207)	5,442
Employer contributions	3,097	3,145
Member contributions	388	396
Benefits paid	(2,169)	(2,037)
At 31 March	111,920	106,659

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

36 Pension commitments (continued)

Reconciliation of fair value of scheme liabilities:

	2025 £'000	2024 £'000
At 1 April	71,117	69,353
Current service cost	1,253	1,412
Interest expense on defined benefit obligations	3,372	3,222
Contributions by participants	388	396
Actuarial gains on liabilities	(12,917)	(1,229)
Net benefits paid out	(2,169)	(2,037)
At 31 March	61,044	71,117

Analysis of the amount charged to income or expenditure are as follows:

	2025 £'000	2024 £'000
Current service cost	1,253	1,360
Net interest income	(74)	(78)
Pension expense recognised	1,179	1,282

Actuarial losses and gains

The total amount of actuarial losses recognised in other comprehensive income is **£3,624,000** (2024: £3,021,000).

Amounts for current and previous three years:

	2025 £'000	2024 £'000	2023 £'000	2022 £'000
Scheme assets	111,920	106,659	95,203	103,718
Scheme liabilities	(61,044)	(71,117)	(69,353)	(98,417)
Surplus	50,876	35,542	25,850	5,301

The surpluses arising have not been recognised in accordance with the Scheme rules.

37 Contingent liabilities

The accumulated amount of Housing Association Grant amortised and released to reserves as at 31 March 2025 was **£227,913,342** (2024 - £216,585,445). The possibility of any reimbursement to the Department for Communities is considered to be unlikely as the housing properties are expected to continue to be made available for social housing for the foreseeable future.

38 Capital commitments - Housing Properties – Group

	2025 £	2024 £
Contracted for but not provided in the financial statements	64,004,330	80,594,038

The Group anticipates that this expenditure will be funded by a combination of Housing Association Grant from the Department for Communities and private finance, both external and internal.

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

39 Operating lease commitments

At 31 March 2025 the Association had the following future minimum lease payments under a non-cancellable operating lease for motor vehicles for each of the following periods:

	2025	2024
	£	£
Within one year	9,085	41,447

40 Related party transactions

The company has taken advantage of the exemption contained in Paragraph 33.1A of FRS102 not to disclose any transactions with its subsidiary undertakings on the grounds that they are all 100% subsidiaries and these are consolidated financial statements.

The company is also an admitted body to the Northern Ireland Local Government Officers' Superannuation Committee (NILGOSC) and makes contributions on behalf of those of its employees who are in the scheme.

Details of the subsidiaries are disclosed in Note 18.

Radius Housing Association Limited

Northern Ireland - Charity number 102575

Accounts

Radius Housing Association Limited
Annual Statement of Accounts
for the year ended 31 March 2024

Annual Statement of Accounts for the year ended 31 March 2024

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Board of Management and advisers

Board of Management

Mr M Pitt FCA, MAcc, BSc Hons	[Chair]
Mrs L Campbell MBE BA (Hons), DIPL, PGIDg	[Vice Chair]
Mr C Doherty BSc (Hons), MSc, MRICS	
Mr S Dolan BSc (Hons), PhD, IPFA (rtd)	
Dr S Harper MB, BCh, BAO, DRCOG, DCH, MRCGP, MPA	(Resigned 29 June 2023)
Mrs L Kelly RN MSc BSc(Hons)	(Appointed 5 December 2023)
Mr Bobby McConnell BA BSc(Hons)	(Appointed 26 March 2024)
Mr P McGuinness FCCA, CTA [Treasurer]	
Mr D Quinn MEng MIOd	
Mr N Quinn FCA BSc MSc	
Mrs J Richardson	
Ms M Smith [Tenant Board Representative]	(Resigned 26 March 2024)
Mr J Taggart MRICS RICS	
Mrs H Walker BSc, DIPL, MSc, PGDIP	

Independent Members of Radius Homes Limited

Mr D Neill MRICS, DIPL PM (RCIS) rtd

Independent Members of Tealstone Developments Limited

Mrs M English LLB, CPLS

Mr I Lees FCA

Mr D Neill MRICS, DIPL PM (RCIS) rtd

Chief Executive and Company Secretary

Mr J McLean OBE B.Eng. MSc DipM MBA CEng, MIEI

Registered office

3 – 7 Redburn Square

Holywood

County Down

BT18 9HZ

Bankers

Danske Bank Limited

Donegall Square West

Belfast

BT1 6JS

Solicitors

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Bangor

BT20 4LF

Independent Auditors

Grant Thornton (NI) LLP

Chartered Accountants and Statutory Auditors

12 – 15 Donegall Square West

Belfast

BT1 6JH

Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No IP169

Registered under the Housing (NI) Order 1992 - No R1

Registered under the Charities Act (NI) 2008 – No NIC102575

Registered with the Fair Employment Commission No 499

Strategic report of the Board of Management for the year ended 31 March 2024

Governance

The Board of Management present their strategic report and the audited financial statements for the year ended 31 March 2024 of Radius Housing Association Limited (the “Association”) and its subsidiaries Radius Homes Limited and Tealstone Developments Limited (the “Group”).

Corporate Plan 2022/23 to 2026/27

Radius launched its latest Corporate Plan in 2022/23 following extensive engagement with customers and key stakeholders. We reviewed our operating environment together with business risks and opportunities, realigning our strategy and priorities for now and into the future. The need to be resilient, agile and creative has seldom been greater as housing associations are evolving beyond their traditional landlord roles to support tenants and communities and enable both to thrive. We developed ‘golden threads’ running through our plans, connecting aspirations and outcomes to key inputs such as staff and stock development, asset and systems investment and tenant engagement. Each year we assess whether the plan and its objectives remain appropriate for the latest business priorities and re-align where necessary.

Purpose: Radius’s purpose is:

To improve lives and communities through our homes, care and support

Vision: Our vision is:

To provide homes that build a better place for all

Values: Our values place our customers at the centre of our organisation:

Radius Value	Value Explained
<i>Making a difference daily</i>	Every day our staff, Board and partners aim to improve people’s lives through hard work, creativity & collaboration.
<i>Positively open</i>	We are solutions focussed, open & transparent, acting ethically, consistently & with integrity.
<i>Driving sustainable progress</i>	We lead in the creation of carefully considered and robust solutions which will stand the test of time.
<i>Together as one</i>	In partnership we are stronger together, taking joint ownership & responsibility and sharing in success.

Objects: Radius was formed for the benefit of the community. Its objectives are to carry on for the benefit of the community:

- The business of providing housing, accommodation, assistance to help house people and associated facilities and amenities for the preventions or relief of poverty or for those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and
- Any other charitable object that can be carried out by an Industrial and Provident Society, and Northern Ireland charity registered as a Housing Association by the Department of Communities.

Enablers: We meet our objects by:

- Developing new social and affordable housing in response to housing need.
- Managing social housing stock throughout Northern Ireland.
- Providing care and housing support for vulnerable people across a wide range of complex needs.
- Partnering statutory, voluntary and community organisations to sustain tenancies in the face of rising incidents of dementia, learning disabilities, homelessness, alcohol and substance abuse and other complex needs.
- Engaging with our tenants, residents and customers in the provision of our services.
- Providing security and support to people in their homes through assistive technology under our Connect24 services, floating support, our home adaptations (Staying Put) and Daycare Services and
- Engaging in non-charitable business activities which help fund and further our objectives.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Golden Threads: Through our corporate plan we identified 4 strategic priorities or ‘golden threads’ relating to our customers, homes, our staff and an assured Radius business:

Radius Strategic Theme	Theme Explained	Golden Thread
<i>Providing the best possible services with our partners for the benefit of our customers</i>	Where our customers experience the best possible services whether it is from a Radius employee or one of our valued delivery partners.	Customer First
<i>Build and maintain safe & sustainable homes within thriving communities</i>	Building and maintaining all our homes to the safest and greenest viable standards set within well-planned & welcoming communities.	Great Places
<i>Great and agile places for our staff to develop, innovate and collaborate</i>	Our people through our values, empowered by agile and flexible working, enabled by the latest technology, stronger through training and partnership working, helping and supporting more people.	Empowered People
<i>Being compliant, resilient, vigilant and innovative</i>	Upholding good governance and trust, anticipating risks as we remain financially sound while all the time looking for and adopting new and better methods.	Assured Business

Governance

Radius Board of Management: The responsibility for the general policy, management and operation of Radius rests with a voluntary and unremunerated committee known as the Board. Day to day management is delegated to the Chief Executive and six directors.

Group Structure: Radius Housing Association Limited provides housing, care and support to communities in N. Ireland and is the controlling member of the Group.

Radius Homes Limited provides property development services to assist the Association in delivering its social housing development programme.

The Radius Foundation (Formerly Fold Housing Trust) is a charity recently set up to help relieve financial hardship, unemployment and poverty while promoting economic, social and environmental wellbeing within the communities we manage.

Tealstone Developments Limited provides investment opportunities outside of the objects of the Association which are expected to deliver a profitable return on investment, to be reimbursed to the Association.

Refer to note 18 for details of Radius Housing Association Limited investments in subsidiary undertakings.

Status: Radius Housing Association Limited is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (No. IP 169) and is a Registered Housing Association. The Association is a registered charity under the Charities Act (NI) 2008 (Charity No. NIC102575).

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Business Overview for 2023/24

The NI, UK and Global economic challenges emerging after the pandemic had a marked impact on communities and businesses across Northern Ireland. While we welcomed the return of the NI Assembly we acknowledge that the underlying budget constraints and the forecast reductions in capital and revenue spending will determine whether Radius can deliver on its objectives for 2024/25. Amidst the political and economic uncertainty our customers experienced acute financial hardship in the form of spiraling food, energy and fuel costs on the back of unprecedented increases in inflation and interest rates. From a business perspective we faced rising costs in materials and bought-in services in almost every aspect of our operations. The global challenge of skilled labour shortages has similarly impacted on our performance and the capacity of our contracting partners. This despite the best efforts of all our people and our added investment in new systems and modern work practices.

For many of our tenants the widening gap between household income and the day-to-day cost of food, fuel and energy forced many to have to choose to 'eat or heat.' Without our intervention, many tenancies would undoubtedly have failed. Throughout the 12 month period, customers were shielded from over £1.6m of service charges while over £3m of value-added services and efficiencies helped sustain tenancies and whole communities. Our Community Investment team organised no less than 190 workshops and events with over 10,000 attendees, helping to build resilience across our neighbourhoods. Looking forward to June 2024, we will launch The Radius Foundation to help promote economic, social and environmental wellbeing across all our communities.

We are increasing investment in our existing housing stock and working to provide the best possible customer services in all settings. This year Radius fundamentally reviewed its compliance data processes and inspection procedures together with its dampness remediation practices, incorporating industry best-practice. We remain committed to building more sustainable homes within shared and inclusive communities. We increased the number of our 'Housing for All' schemes to 14 with the commencement of the Gasworks Project in the Markets Area of Belfast. Meanwhile our development team showed great tenacity and creativity in progressing projects designed to EPC-A and B, through planning, tendering and departmental approvals to new starts on site. This while achieving a healthy programme of handovers of completed homes. We progressed several signature projects in readiness for the 2024/25 development programme. There is uncertainty around the Northern Ireland Assembly's available capital budget for new-build in 2024/25 and the next three years however Radius has contingency plans for deferring development to later years, should this become necessary.

2023/24 also proved to be a successful award winning year for Radius with notable successes at the Belfast Telegraph Property, Chartered Institute of Housing, RICS, Staff Nursing, Regional Town Planning and Social Enterprise Awards. We were particularly proud to be awarded the 2023 NI Social Enterprise of the Year Award and were pleased to go on to receive a special commendation at the overall national awards event in London.

Radius Business in detail

Development & Property Services

During the year we commenced 239 new sustainable homes on site. This while completing a further 254 new social rented homes for handover to tenants. We advanced a number of signature projects which gives us the platform for potentially delivering up to 400 new-start homes in 2024/25. The actual outturn will be dependent on available capital funding from the government following its budget determination in May 2024. Meanwhile, our first private development project in East Belfast via our private subsidiary, Tealstone Developments, progressed through planning with a decision due by the summer of 2024. At year end, Radius had 732 new homes under construction on various sites across Northern Ireland. We were delighted in 2023 to win Residential Development of the Year and Climate Initiative of the Year Awards at the Belfast Telegraph's Property Awards. To this we added in 2024 the Regional RICS Award for our Creevagh Heights Development in Derry/Londonderry. Together with 119 energy efficient homes, we constructed an indoor sports arena incorporating a 3G pitch for the local Sean Dolans Sports Club. We also added the RTPI Award for Planning Excellence for our Moylinney Court development built to the latest HAPPI principles.

The progress and performance of some builders and contractors has unfortunately been impacted by labour shortages, delivery delays and rising prices. This in turn has led to delays in the completion of new homes and impacted on those on housing waiting lists. Regrettably in one such case, Radius had no choice but to terminate a contract. However, we remain fully committed to working with our partners on practical and reasonable solutions which not only support them, but which also protect the interests of our customers and the communities we serve.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Housing Management

The Radius Communities team continues to focus on achieving elevated levels of performance in housing management. We seek to enable our tenants to sustain their tenancies while maximising rental income and occupancy levels across our 13,685 homes. With demand at record levels we seek to turnaround properties as efficiently as possible.

Our arrears and voids performance outturn for general needs and sheltered housing at 3.60% and 3.58% respectively, was an improvement from 4.4% and 3.7% at the end of 2022/23.

We are continuing to group batches of void properties for dampness remediation and decanting purposes in 2024/25. Where refurbishment of pre-war homes is not a viable option we are disposing of those assets and seeking to build-back new neighbourhoods of eco-friendly houses built to modern space standards.

In terms of our supported housing, voids rose to 4.5% from 4.1% due to continued restrictions following the pandemic. Supported housing arrears reduced from 6% to 3.4% in the same period. We closed out 81% of anti-social behavioural cases within 42 days, marginally better than the 80% target. Meanwhile 95% of complaint responses were completed within 20 days, an improvement from 90% in 2022/23. Meanwhile the 'time to relet properties' stood at 35.5 days, just outside of our 35-day target but we are working hard with contractors to bring this KPI within target.

Tenant Insight

At Radius we are keen to understand the wants and needs of our tenants. Our tenant engagement programme is shaping and enhancing core services with service users helping to design and specify targets for contractors. Having been the first local association to submit to the Supporting Communities Tenant Participation Accreditation in 2021/22, securing the Silver Award, we are being re-accredited in June 2024 and are seeking to build on this position.

Radius undertakes a Social Index Survey every year with around 500 tenants being invited to confirm their changing needs and priorities, the results of which inform our future business strategies and investment choices. The questionnaire has been developed through research groups set up under a European Federation of Living (EFL) partnership with notable partners Clarion Group (England), the Wheatley Group (Scotland) and Cluid (Rep. of Ireland) sharing knowledge and best-practice. The key findings around digitalisation, social interaction, affordability and sustainability from the 2023 report include:

- 97% of tenants have a mobile phone while 88% have an email address
- 86% welcome Radius communicating with them by text
- 57% regularly shop and do their banking on line
- 42% pay on line their energy/utility bills and 38% their rent
- 38% have virus protection on their computers

- 49% of respondents felt more worse off than 12 months ago
- 23% would like wellbeing advice while a further 20% favoured benefit eligibility guidance
- 54% of tenants seldom feel lonely while 23% would often feel lonely
- 37% rely on their neighbor for when they have a problem, 24% feel they cannot

- 42% felt they could only afford the essentials and 20% regularly ran out of money before month-end
- 18% went without food for affordability reasons while 23% went without heat and power
- 83% confirmed they could easily access public transport while 44% owned a car
- 40% do not see climate change and protecting the environment as a key Radius priority
- 83% would like to see more sustainable homes
- 45% would pay more for greater energy efficiency, 43% would not

Our most recent Tenant Survey provided valued feedback on our homes, staff and services, including:

- 85% felt Radius treats its customers fairly.
- 85% stated that they trusted Radius Housing Association.
- 90% believe Radius has friendly and approachable staff.
- 84% felt their rent represented value for money and
- Of the 65% who received a repair, 77% were satisfied with the service.

Tenants are represented on our Board, in our Communities Committee, on our Tenant Executive and through scrutiny panels and focus groups. They inform new procurements, contractor management procedures and sit on recruitment panels for board and management appointments. In 2023/24 we elected a new Tenant Executive from which new Tenant Representatives were appointed to the boards of the Radius Housing Group and The Radius Foundation.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Community Investment & 'Housing for All'

Our Community Investment Team collaborates internally across departments and externally with stakeholders across community, voluntary, corporate, and statutory organisations to initiate and deliver programmes and services to support the needs of our tenants and our local communities.

Throughout 2023/24 we facilitated 190 community events, programmes, and projects across Northern Ireland, working with fifty-four partner organisations with 10,000 registered attendances. We were delighted to see our Creative Art Project recognised at the 2023 CIH Awards under 'More than Bricks and Mortar'. The award winning project was led by the tenants and their children of our 'Housing for All' Global Crescent and Cantrell Close developments in East Belfast. We had further success in 2024 as our Communities Team received the Good Relations Community Champion Award for the delivery of the TREK Celebrating Difference Initiative.

Our community investment highlights during 2023/24 included:

- **Estate Walkabouts:** 39 Housing schemes were visited (i.e. 14.5% of Radius' Stock), with 192 tenants taking part, giving us the opportunity to jointly identify and address issues within their neighbourhoods.
- **Community Chest:** Radius' Community Chest budget funded 43 Projects at a cost of £33,297. The projects delivered many positive environmental, health and wellbeing outcomes.
- **SIGs / Working Groups:** Through the year we organised five Service Improvement Working Group Panels which covered: Complaints; Acronyms; Mould; Condensation; and Tenant Conference & Radius Community Awards. The panels provided a platform for tenants to share their experiences and gave them an opportunity to offer material feedback, ideas, and suggestions which could be used to practically improve the services they receive.
- **Tenant Conference:** 103 tenants and 80 staff attended our Annual Tenant Conference. The event was a real success and we received positive feedback. Throughout the sessions tenants had the opportunity to meet counterparts and staff in an informal setting and relevant issues were addressed. Agenda items included *Meet the Board Members*; *How my Rent is Spent*; and *Eco-Opportunities*.
- **Digital Inclusion:** 9 schemes and 89 tenants participated in digital training. Seven Tablet computers were kindly gifted by Ability Net Partnering with Ability Net, OFCOM, Advice NI, Ulster Bank & Barclays supporting tenants and helping them become more confident with digital skills, bank online and be more vigilant around online scams. confident with digital skills, bank online and be more vigilant around online scams.
- **Tenant and Staff Training:** We delivered three Community Chest information sessions to help tenants and groups apply for funding. In addition, we held LGBTQIA+ training where 211 members of staff and 2 tenants attended this awareness training workshop to promote inclusivity and to help our people embrace diversity. We also organised six Tenant Representative roadshows, four in schemes and two online, showcasing the benefits of tenant engagement. As a result, we successfully recruited 56 tenants who signed up to the register of interest in becoming more active tenant representatives. We also delivered good governance and key-performance-indicator training for the newly appointed Tenant Executive Committee to support them in their new roles. Each Tenant Representative will have a nominated 'buddy' on the boards of Radius or The Radius Foundation.
- **Tenant Associations:** We have formalised seven Tenant Groups which have been constituted to be compliant in governance, with clear aims and objectives. All are fully committed to the Radius Code of Conduct.
- **Community Green Flag Awards:** We achieved four Community Green Flag Awards, the benchmark for well-kept outdoor space at our Rathain, Maine, Gortgoyle and Neillsbrook Independent Living Schemes.
- **Clean Up and Planting Day:** The collaborative event took place at North Howard Street, Belfast in partnership with Idverde and Divis Youth and had 26 participants.
- **Northwest Hub Derry:** Over the last year we have delivered 37 events with 617 attendees and through 12 collaborative partnerships. This included: seasonal events; weekly toddler club; cooking on a budget course; school uniform re-cycling; story time with Libraries NI; litter pics around the estate; and health information sessions.
- **St Michaels Youth Club:** Our Belfast summer scheme had 80 young people in attendance. In addition, we organised two healthy eating workshops aiming to minimise holiday hunger through financial support of healthy lunches and snacks.
- **Stella Maris Star of the Sea Artwork Project:** This initiative was delivered through a number of departments with colleagues in Care Services, Floating Support and Communities, working together. In all, 75 participants took part. The project gave the residents of Stella Maris a voice and a positive identity in Sailortown. It explored connections in history with the Sailortown Regeneration Group and developed links with the wider community through workshops which included young people from New Lodge Arts. This project was recognised for its merit as a shortlisted nominee for the "promoting shared communities" category of the Chartered Institute of Housing (CIH) Awards in 2023.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Community Investment & 'Housing for All' (continued)

- **TBUC / Shared Housing Programme:** We are committed to enhancing respect, cultural awareness, and resilience within our communities. Our staff and community partners deliver and engage in a wide and diverse range of activities. Highlights in 2023/24 included the following:
 - *TREK Project:* 42 schools participated in the TREK (Truth, Respect, Empathy & Kindness) Project with 8,500 children and young people and 1,500 parents engaging in the project across North Belfast. *This project won the Community Relations Council Community Champion Award 2024*
 - *Confederation Cup 2023:* 16 teams with 200 participants from across Northern Ireland competed over 8 weeks with 38 matches staged in 5 locations including Belfast & Cookstown ending in a Cup Final and Festival Event attended by over 1,000 people.
 - *ESOL Classes Belfast:* English Language programmes were delivered across South, East & West Belfast with 120 participants from refugee & asylum seeker communities in partnership with supporting agencies.
 - *Creative Community Art Project, Ravenhill:* 32 tenants created 2 large pieces of artwork which were installed at Global Crescent and Cantrell Close. *This project won the All-Ireland CIH More Than Bricks & Mortar Award 2024.*
 - *Northern Lights:* The production was a highlight of Northern Ireland (NI's) Good Relations Week in the Waterfront Hall. Tenants, partners, elected reps, and Advisory Group stakeholders from the 68 Shared Housing Neighbours across NI attended. Jayne Brady, head of NI Civil Service opened the event. This event demonstrated a successful collaboration between the Housing Association's, Northern Ireland Housing Executive, and the Department for Communities.
 - *Men's Fishing Experience & Mindfulness Meditation:* This project attracted 30 participants over a 2-day period. The feedback was extremely positive. We received multiple quotes including "good to meet other men that feel like me" and "my mind feels rested, and I feel happy".
 - *Ethnic Halloween Celebration, Omagh:* Over 3,000 people attended the event which showcased traditions and customs associated with Halloween from around the world. New neighbours demonstrated their skills, traditions, and customs which enabled everyone to recognise and celebrate diversity.
 - *Traveller Education Programme, Dungannon and South Tyrone:* 250 school children attended the Traveller Living History Exhibition, facilitated by Meath Travellers, learning about the history of Irish Travellers, their culture and way of life. This initiative helped to break down barriers and prejudices in relation to our Travelling Community.
 - *Bosco Holocaust Programme, Newry:* This initiative was a collaborative partnership with the Bosco Youth Centre and Youth Action. 28 young people achieved an OCN Level 2 qualification in Racism and Diversity. The programme included a study visit to Krakow, Poland to see the impact racism had on people during World War II.
 - *Community Kicks, Newry:* A diversionary youth programme with 1,000 young participants ran in 30 sessions with attendees from 15 communities. This project provided opportunities to learn and develop as individuals by engaging them in the RESPECT Education Programme which runs alongside sporting activities.
 - *Turning Point NI Mental Health & Wellbeing Counselling:* We attracted 24 clients and delivered a total of 192 sessions. Turning Point NI provided Mental Health and Wellbeing events in Ballykeel, Harryville and the Adair Arms. This presented a pathway for people to approach Turning Point NI for counselling and support.
 - *Ballymena Women's Wellbeing; Yoga, Zumba, Arts & Social programme:* Radius, Choice, and Triangle Housing Associations supported this initiative for 60 women. Classes in 3 locations provided the opportunity to share a meal, connect with one another and build relationships. This included a residential to Corrymeela. The programme aimed to improve well-being, tackle social isolation, and build community cohesion.
 - *Impact Boxing, Newcastle:* 30 young adults learned about boxing and mental health resilience.

Care and Support

We manage 1,199 supported housing tenants and residents through a blend of directly managed and partner schemes. We work with an extensive list of partners including: the Salvation Army; De Paul; the Simon Community; PCSW; Resurgem; NI Housing Executive; Extern; MACS; Praxis; First Housing Aid and Support Services; WHSCT and BHSCT. Our partners provide expert care and support some of the most vulnerable and marginalised people in society. Client groups include the homeless, young and older people with learning disabilities, people with dementia and those with an alcohol and substance dependency. Radius provides a landlord service to our partners in these settings.

Within our directly managed housing-with-care schemes we seek to maximise independence and to ensure residents participate as much as possible in local community activities. For the third year running a Radius residential scheme has topped the local polls with our Glenowen housing-with-care scheme voted Residential Care Home of the Year at the NI Nursing Care Awards. This in its 30th year of operation. Furthermore and at the same awards Louise McConville our manager of Spelga Mews, Banbridge received the 'Innovation in Care Award'.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Care and Support (continued)

Our housing-with-care schemes continued to receive positive inspection reports from the Regulation and Quality Improvement Authority (RQIA) throughout 2023/24. Staff within our directly managed schemes have evidently been providing very good levels of care, support and reassurance to our residents. A number of controls introduced at the time of the pandemic were finally lifted in mid-2024. The housing-with-care sector as with many sections of the economy, faced skills shortage and this contributed to rising agency costs. In recent months, new approaches to advertising and recruitment have been bearing fruit. We welcomed the recognition of the financial pressures facing residential care homes and the decision to increase the regional care rate by 6.5% and the award of an unconsolidated increase in Supporting People monies. We understand a consolidated uplift in Supporting People funding should be awarded for 2024/25.

Ending Homelessness

Radius manages 17 supported housing schemes which are home for 293 people from a broad range of client groups and we are also innovating on temporary leasehold arrangements with NIHE. Our provision includes:

- 3 Schemes for young people of 16 years and above who are leaving care
- 1 Scheme for women who have been victims of domestic violence.
- 2 Schemes for homeless families
- 1 Scheme for young homeless parents
- 1 Scheme for people living with alcohol and substance dependency
- 6 Schemes for homeless people supporting men, women and young people of 18 years and above.

We are proud of the work of our partners including the Simon Community, De Paul, the PCSW, FHASS, MACS, Resurgem and the NIHE. In 2023/24 Radius piloted the block leasing of temporary applicant accommodation at Chappel Hill, Belfast and Millhouse, Newtownards with the NI Housing Executive and we have further plans to expand our block leasing to our Laurel Lodge Scheme in Lisburn in 2024/25.

Radius welcomed the Royal Foundation's Homewards Campaign to end homelessness with the particular NI regional focus on supporting younger people leaving care and women. We will continue to work with Homewards and all our partners towards ending homeless and supporting some of the most marginalised of people living today in Northern Ireland.

Staying Put Service

Radius's Staying Put service provides invaluable assistance for people applying to the NIHE's Disability Facility Grant (DFG) Scheme for home adaptations. Our team helps applicants navigate the process and assists with the procurement of design services, building control applications and building works. The level of enquiries to the service has fluctuated since the pandemic eased, with uncertainty around the NI Housing Executive's budget and the reduction in discretionary funded grants. In 2023/24 we received 418 new enquiries and 314 approvals from the NI Housing Executive. The value of grant approvals received increased from £5.1m in 2022/3 to £6.3m in 2023/4. A total of 265 grant aided adaptations and improvements with a value of £4.5m were completed in the same period. Despite the number of completions achieved it is evident that contractor concerns regarding cash-flow for completing grant work, together with continued cost increases within the construction sector especially around fuel, labour and material prices have further impacted on the availability of skilled contractors to undertake works at affordable rates.

Radius Connect24

Radius's Connect24 business provides telecare and telehealth support services enabling many older and vulnerable people and those with chronic illnesses to maximise their independence. For 30 years Connect24 and its predecessor Fold Telecare have led the way in the UK and Ireland in emergency response and personal security and in developing a connected health offering supported by inhouse care professionals and Health Trust partners. The team currently handle 1,269 calls for assistance per day with 15-20 typically requiring emergency services.

Connect24's overall connections reached 19,747, at year end with growth marginally above target. This includes 3,175 patients across the Health and Social Care Trusts in Northern Ireland and the Republic of Ireland for remote telemonitoring. At the conclusion of the 2023/24 year 97.5% of calls were being responded to within 60 seconds, an improvement from 94.5% 12 months earlier. The team also successfully renewed their ISO27001 and ISO20000 quality standards as certified by Exova BM Trada. Radius Connect24 is monitored and annually assessed by the Telecare Service Users Association (TSA).

Our Connect24 team have been upgrading their telephony monitoring platform through 2023/24 as we prepare to adopt the new BT Aura telephony system. We have also been trialing analogue-digital changeover solutions in advance of the 'analogue switch-off' which has now been delayed by BT to 2027. This while exploring how new technologies such as Alcuris's Memo Hub and the Pacsana Bracelet, can help people live more independently and reduce pressures on our Health and Social Care Services.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Customer Service Centre (CSC)

We launched our CSC three years ago and were particularly pleased to see the business consistently achieving 94% performance of its SLA towards the end of 2023/24. This on the back of a successful recruitment programme, process improvements and the adoption of new call-management technologies. Our call agents are fielding enquiries through a variety of channels, i.e. telephone, email, social media, etc. and in 2024/25 we will expand the service capability to field housing management enquiries, on top of repair requests. Our plans are for the CSC team to be able to respond to 80% of customer enquiries at 'first point of contact'. In anticipation of this we are modernising our CRM and housing management systems while upskilling the CSC team. The CSC team have a critical role to play in our 'Tenant First' initiative for 2024/25 and in enhancing communications and instructions between customers and contractors and the customer facing and asset management teams.

Radius Staff and Customer Experience

Our success and achievements are mainly down to the professionalism and dedication of our staff who have a high regard for customer service, responsiveness and safety. Our hybrid working arrangements are now well embedded with managers effectively supporting staff in a variety of settings. We continue to monitor staff and customer satisfaction levels across our business through surveys and independent assessments. Our annual staff pulse survey continues to capture their views on home working and support while our mystery shopping surveys held every 6 months, help to monitor the quality of customer communications. Our latest staff pulse survey from June 2023 confirmed:

- 89% of staff feel they contribute to the success of Radius
- 81% feel their manager provides regular and actionable feedback
- 79% feel they are encouraged to act on their initiative, finding better ways to do things

- 78% enjoy their work while 74% feel Radius values are meaningful
- 83% know how to access support at work regarding personal health & safety and wellbeing
- 73% feel connected to colleagues and part of the team

In terms of customer communications our mid-year mystery shopping survey covering telephone performance, visits to sheltered schemes, emails to customers and their views of our website drew the following findings by our independent assessors:

- 93% of telephone calls were answered on the first attempt
- 93% of calls were answered with a professional greeting
- 91% of callers said staff were quick and efficient

- 92% of visitors to Radius housing schemes were advised regarding the application process
- 93% were told about activities for tenants in the schemes
- 71% said staff were extremely polite

- 86% of those emailed were personally addressed and experienced a pleasant greeting
- 85% of emails were extremely easy to understand
- 81% were error-free

- 85% of visitors to the Radius website said their first impressions were very positive
- 75% found the website extremely easy to navigate
- 95% easily found the 'Pay my rent' section on the Radius website

Our HR and Corporate Services team provide guidance on homeworking, mental wellbeing and other support initiatives to staff throughout the year. Our Mental Health Strategy launched in 2023 is supporting staff across the organisation. Key support initiatives include:

- Mental Health First Aiders
- Staff health cash back programme via Health Shield
- 24/7 Counselling via the Belfast Health and Social Care Trust
- Weekly occupational health nurse clinic with employee health checks
- Radius's 'Our Place' intranet site incorporates advice and health tools for staff

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Radius Staff and Customer Experience (continued)

In 2023/24 we revisited our People and Culture Strategy on the back of the latest staff survey. The Change Champion Network put forward an action plan aimed at enhancing communications, improving core HR processes, boosting recruitment and learning and identifying benefits for staff. As a result we moved to:

- Boost communications by ensuring all staff had a mobile phone and email address
- Raise awareness of the full benefits of the Radius staff Health Shield offering
- Commit to an apprenticeship programme with the first intake in 2024/25
- Offer staff salary sacrifice options for purchase of electric cars, gym membership and cycle-to-work
- Relaunch the Radius Academy under a new dedicated L&D Team
- Carry out an independent review of core staff processes such as Radius's Sickness and Absence Policy

Sickness and absence levels for the year finished on 3.2% marginally down from 3.3% 12 months previously. In the same period, staff turnover reduced significantly from 14% to 8.9%. Recruitment exercises are now yielding greater numbers of applicants across almost all skill-types. The HR team had consulted with managers in all business areas and implemented changes to recruitment, commencing with our online application process.

Business Change and Improvement

Our transformational team progressed key change and modernisation projects aimed at enhancing our customer experience. These are centered around developing the new Central Offices at Holywood, our new housing management and compliance IT systems, an improved CRM system and a new customer portal. During the year we decided to purchase and implement the NEC Housing Management System together with the Compliance365 System. As part of the implementation process we are cleansing and validating data relating to our assets. In one such cleansing exercise we identified gaps in compliance data and remediation works which necessitated an immediate corrective action plan. The gaps were successfully addressed early into 2024/25.

European Federation of Living (EFL)

Radius hosted the European Federation of Living Annual Conference in Belfast in November 2023. Housing associations from across the UK were joined by their counterparts from France, Germany, Italy, Sweden, the Netherlands and other European countries. We showcased the local innovation and achievements around community regeneration, assistive technology and master-planning while partners shared knowledge and experiences around artificial intelligence, older-people housing design and sustainability. The delegation was welcomed to the City Hall by the Lord Mayor and to Queens University by Kellie Armstrong MLA. Radius's CEO is a member of EFL's governing Board and Vice Chairman of the Federation.

Equality and Demographics

The Senior Management Team is 71% female and 29% male. Radius has over 900 employees of which 80% are female and 20% are male. Regarding the Radius Board, 33% are female and 67% male. Similarly, 33% are under 61 years and 67% above. During the year, the Board took steps to encourage more applications from females in terms of how and where we advertise for new board members and highlighting the flexibility for members to engage with the organisation.

Radius invests around £300k each year in the training and development of staff. Most recently we recruited a new Learning and Development Team as we are keen to recruit more apprentices across a variety of job types and to expand our inhouse 'training on the job' capability. Applications for employment by disabled persons are always considered, bearing in mind the respective aptitudes and abilities of the applicant concerned. In the event of members of staff becoming disabled every practical effort will be made to ensure that their employment with the Association continues and the appropriate training is arranged. It is the policy of Radius that the training, career development and promotion of a disabled person should, as far as possible, be identical to that of a person who does not suffer from a disability. We offer signers, interpreters and translators to those customers for whom English is not their first language, translating key documents and procedures into 11 languages. We can also confirm that our Equality Commission FEC Return was submitted during the year with the Radius metrics consistent with that of an FEC Employer.

Governance, Quality and Improvement

In 2023/24, the Department for Communities published their regulatory judgement for Radius following the 2022/23 Regulatory Return. We are pleased to confirm that Radius was adjudged as continuing to meet the regulatory standards for governance, finance and consumer standards. In parallel, Moody's completed its annual credit rating re-assessment of our organisation and reconfirmed our A1 Rating. This leaves Radius as one of very few remaining UK housing associations at Moody's highest credit rating level for the sector. We assessed Radius' ESG performance against both the Sustainability Finance Framework and the UK's Sustainability Reporting Standard (SRS) both of which present Radius in a very favorable light for additional private funding. In 2023/24 we became the first local housing association and NI business to secure a Green Loan of £20m with Barclays Plc.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Governance, Quality and Improvement (continued)

Radius is a member of the UK Housing Association benchmarking club, Housemark and undertakes regular peer reviews to help identify areas for improved performance, efficiencies and raised productivity. We retained our Customer Service Excellence quality mark during the year while our Development, Assets, Staying Put and Corporate Services departments were reaccredited to ISO9001. IT services also retained their ISO20000 and ISO27001 accreditations.

We received 188 complaints across our customer base of around 30,000 direct service users, up from 155 in 2022/23. Of these we responded to 95.4% within our target of 20 days. 64 were fully upheld while 20 were partially upheld. The principal areas of dissatisfaction related to delayed repairs and a perceived lower quality of service than was expected. We will continue to reflect on the learnings from complaints and seek to improve our business by shaping our policies, procedures staff training and contract management accordingly.

We operate a robust GDPR monitoring and improvement function within our business. Our staff receive mandatory training on GDPR. System security and penetration tests are carried out across the year with findings being reported to the SMT and Board. The security checks and controls take into consideration home-working arrangements and continue to be upgraded in line with ever-changing fraud and cyber-crime risks.

We said goodbye to our charity partner of the last 2 years, Air Ambulance NI. Together with our customers and staff we had jointly fundraised the very significant sum of £70,000. The staff were invited to nominate a new charity partner for the next 2 years and chose Action Cancer. We look forward to working with their fundraising team and to possibly achieving a new funding record.

Customer Safety and Compliance

Radius's Health, Safety, Risk and Insurance Group continue to closely monitor safety across the Association. This is backed up by mandatory health and safety courses, rolled out under Radius's Corporate Training Plan. The group meet quarterly to review safety and assess risk. In 2023/24 we had zero incidents reported under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013.

In late 2023/24 building safety experts identified serious fire safety issues in our Coopers Court apartment block in Belfast, following invasive surveys and inspections. It was not considered possible for the corrective works to be carried out with the tenants in situ. Having put in place added fire-safety arrangements, Radius commenced the process of finding the 34 tenants alternative accommodation. We expect the tenants to all have moved out by late August 2024.

Radius's Assets team oversee compliance inspections covering: fire risk assessments; gas system servicing and inspection; legionella inspections; asbestos management; fixed wire testing and other compliance areas. It has been challenging to gain entry into all homes to conduct essential inspections, tests of gas boilers and to perform other safety checks. At year-end we had 25 properties overdue a gas-boiler inspection of which 11 were being resolved through legal action. The other 14 cases had received a final alternative inspection appointment prior to the commencement of legal action. In conjunction with a data-cleansing initiative, we commenced a detailed review of all areas of assets compliance in late 2023/24 drawing on the skills and knowledge of experts in this critical area of estates management. This review coupled with the implementation of our new IT safety system, Compliance365, will strengthen assurance in this critical aspect of estates management.

We revised our Dampness Strategy in response to the latest Departmental guidance on damp, mould and condensation in tenants homes. In doing so we revisited our customer awareness resources, our internal remediation processes, staff training and how we assess the viability of buildings presenting with damp. Radius staff are supporting tenants who experience this problem through:

- Developing a web based awareness campaign and literature to explain the causes and risks of damp
- Running an awareness programme among our tenants on how possibly to avoid condensation build-up
- Training staff and contractors on how to support tenants experiencing damp and mould
- Triaging and prioritising dampness, mould and condensation cases
- Refurbishing viable older properties through the learnings gained by our dampness-remediation pilots
- Disposing of older and energy-inefficient homes which have been deemed economically unviable
- Carrying out major decarbonisation and dampness remediation works on apartment blocks
- Building all new homes to at least EPC B+ and EPC A where we have control of the design

We will continue to work with the Department of Communities and other social housing providers through 2024/25 on methods of preventing and managing condensation, damp and mould across all our homes.

**Strategic report of the Board of Management for the year ended 31 March 2024
(continued)**

Energy and Customer Support

Over the last two years, as many Radius customers experienced extreme fuel poverty, we decided to absorb cost increases for some of our most vulnerable customers living in schemes with communal heating. In the last 12 months fuel and energy prices have thankfully stabilised and reduced although household incomes remain under pressure due to the cost of food and other essential items. Radius continues to shield tenants from the full cost of service charges to the value of around £1.6m combined with further assistance in the form of Radius’s Community Chest and Tenant Hardship Funds. These interventions are helping many of our more vulnerable customer to afford heating and maintain their tenancies in these challenging times.

We are designing new build projects to EPC Level-A while focusing on the regeneration of brownfield sites. A sizeable proportion of our housing stock has been fitted with solar panels including over 100 sheltered and supported housing schemes and is delivering around 662,000 kWh in 2023/24. The energy savings are passed directly to older tenants and help to reduce fuel poverty. Further Photovoltaic (PV) panels have been installed on over 400 general needs homes. Our planned maintenance teams continue to change over traditional oil-fired communal heating systems to more efficient gas-powered systems.

For the year ended 31 March 2024, Radius Housing, including its wholly owned subsidiaries, reported the following energy usage and carbon emissions for the Group’s corporate activities:

- Underlying global energy use for the year ended 31 March 2024 of 52,246,585 kWh (2023 – 52,790,784 kWh).
- Annual GHG emissions for the year of 9,316.8 tCO₂ (2023 - 9,584.4 tCO₂).
- Emissions intensity ratio of 0.089 GHG emissions per £m revenue (2023 - 0.099).

The above SECR disclosure presents our carbon footprint across Scopes 1, 2 and 3, together with the appropriate intensity metric and our total energy use of electricity, gas, kerosene, LPG and diesel vans. The usage is as follows:

	2024 kWh	2023 kWh
Electric	7,359,452	8,292,574
Kerosene	14,106,833	14,495,375
LPG	1,420,186	1,503,534
Gas	29,225,193	29,815,029
Diesel	134,922	111,314
Total	52,246,586	54,217,826

Ratio – 9,316.8 / 104,460,255 (Net Turnover) = 0.089 (2023 – 0.099)

Radius Board and Senior Management

In 2023/24, Sloan Harper and Mary Smith retired from the Board. Sloan had chaired the Radius Care and Support Committee while Mary had been a member of the Customer Experience Committee. We are grateful to both for their dedication, leadership and contributions to the Association. We were delighted to welcome our new members, Linda Kelly and Bobby McConnell onto the Board. At the commencement of 2024/25, there were 4 females and 8 males on the Radius Board of Management as well as an independent male member on each of the two subsidiary companies and a female member on Tealstone Developments Board.

Board members undertake training, awareness sessions and seminars throughout the year, covering a broad range of topics. There were inhouse workshops on: Stress testing the business plan and budget; Technology and an introduction AI; Radius risk tolerance and appetite; 2024/25 customer rent and service charge settlement; Establishment of the Radius Foundation; Understanding housing benefit and universal credit; Updating Radius’s Dampness Strategy; Treasury and private financing options; The 2024/25 Major Repairs Investment Plan; An overview of Care and Support; Review of Radius’s Customer Charter. The Board held its strategic review event in Derry/Londonderry which included the Annual Group Appraisal and which was attended by local business partners and public representatives.

Radius is very grateful for the dedication and direction afforded to the Association by its voluntary board members. Their willingness to make themselves available for key decision making throughout the pandemic ensured continuity in services and projects. Their expenses claimed during the year amounted to £2,781 (2023 - £2,085).

**Strategic report of the Board of Management for the year ended 31 March 2024
(continued)**

Finance and Business Performance

Actual Performance for the year ended 31 March 2024

In its seventh year of operation, Radius achieved an Operating Surplus of £17.5m versus £13.8m in 2022/23. The increase was despite the pressure on our business through increased costs of goods, services and wage increases during the year.

Income increased to £104m from £97m with a rental income increase of £5m due to new stock being completed and our annual rent increase where we tried to reduce the impact on tenants by limiting the increase to CPI minus 3.1% (7%).

Our repairs and maintenance cost increased from £23.3m to £25.3m during the year reflecting cost increases and additional spend on our damp remediation programme. Off setting this slightly was a drop in Heat & light cost of almost £2m and we continue to monitor our heating charges in communal heating schemes to ensure they remain accurate.

Staff costs increased by £1.6m during the year due to pay increases and additional posts being filled during the year.

The value of Radius’s total housing properties at cost rose from £1.16bn to £1.21bn. This movement was due to housing completions in the year less sales to tenants under the “right to buy” scheme which has now closed.

The management of financial resources is critical to the Group’s ability to meet its objectives. Whilst the Association has voluntary non-profit making status, the generation of an annual surplus is vital to ensure the ongoing investment in new housing stock, to provide for longer term maintenance obligations, to meet the commitments to lenders and to generally ensure adequate protection against unforeseen circumstances.

Radius rating was held at A1 during the year 2023/24 with the outlook moving to negative from stable due mainly to the outlook for the UK economy.

Key financial indicators are shown below:

	2024	2023
• Net Surplus as % of Turnover (<i>before exceptional items & affordable sales</i>)	11.2%	7.4%
• Operating Costs as % of Turnover	83.3%	85.7%
• Rent Losses as % of Rental income	3.8%	3.7%
• Interest Cover	255%	206%
• Liquidity Ratio	0.87	0.95
• Gearing Ratio	28.3%	25.8%

These results and the associated statistics show that despite the cost pressures, Radius remains in a strong financial position.

Positive Social Impact & Value for Money

Achieving Value for Money (VFM) and continuous improvement remain key priorities for Radius. We aim to utilise our assets and resources as much as possible to meet the needs of existing and future tenants and residents.

The post-pandemic business environment has proved very challenging with almost no opportunities presenting for savings through tendering and re-procurement. That said the Radius team has not let up in their search for greater VFM in the form of efficiencies, reduced waste and the accessing of funding and value-added services whose costs are not born by our customers, including:

- Maximising the ‘Housing for all’ fund for shared communities
- Shielding of customers from the full extent of actual service charge costs
- Reduced waste
- Establishing processes for recovering charges for damage and mis-use of properties
- Higher performance through empowered staff
- Maximising our social value
- Positive customer and staff engagement
- Community safety and regulatory compliance.

**Strategic report of the Board of Management for the year ended 31 March 2024
(continued)**

Finance and Business Performance

Actual Performance for the year ended 31 March 2024 (continued)

We work collaboratively across traditional business unit boundaries, harnessing the innovation and creativity of our people, our customers and our business partners to deliver improvements through efficiency, effectiveness and economy. Productivity levels have returned to normal pre-pandemic levels. However, in the face of unprecedented inflation rates, labour scarcity and highly pressurised supply chains, it has been virtually impossible to achieve procurement savings on price alone. Some costs in construction and maintenance activities have returned much higher tendered rates. With the assistance of tenants we have co-designed new contracting frameworks to help reduce wastage and improve customer experiences over time.

In terms of social value, we managed to grow our Shared Housing and Good Relations Plan funding to over £8m which will benefit our communities. Through 2023/24 we invested over £1m in our shared communities. Radius Homes achieved a VAT recovery of around £475k on design services in the year. Meanwhile we shielded tenants from around £1.6m of the actual cost of services by reduced service charges. We donated £51k to Radius’s Community Chest Fund for the benefit of our tenants and assisted those most vulnerable by way of our Hardship Fund of £37k. Apart from the 662,000kWh of solar energy generated from PV panels across our stock, the additional Renewable Obligation Certificates (ROC’s) contribution for the same panels reached £112k over the year. In 23/24 VFM initiatives worth over £3m improved tenant’s lives and were made up of:

• Community investment activities	£ 996k
• VAT recovery through Radius Homes	£ 475k
• Radius Community Chest Fund	£ 51k
• Radius Tenant Hardship Fund	£ 37k
• Annual PV panel contribution	£ 112k
• Heating & service charges costs absorbed by Radius	£1,600k
Total VFM for Customers	£3,271k

Risk Management

Responsibility for the identification of risks is clearly defined and operates through a cascading risk assessment process. Key risks facing the Group are considered by the Board of Management at each board and committee meeting. Each directorate updates its own risk register every month and undertakes horizon scanning for possible future risks. These in turn are elevated upwards to Radius’s Corporate Risk Register.

We stress-tested our budget and business plan midway through 2023/24, calculating an LBE against a number of unfavourable variances and scenarios and found them to have an appropriate level of resilience and financial capacity to enable us to continue delivering on our objects. We revisited our risk appetite and tolerance and introduced a new risk appetite framework to guide the board, committees and management in their decision making. Radius’s governance and risk management policies and procedures were reviewed by our auditors during the year, prior to the 2024/25 business plan being approved in March.

The challenging economic situation is impacting on customers, our partners and our business. Rising interest rates, heightened inflation and high energy, fuel and food costs are pushing more families into poverty. Many are struggling to heat their homes and buy food. This in turn is affecting their health and their ability to sustain their tenancies. The need to deliver VFM for all our customers remains a priority. Contractors are experiencing rising costs, higher interest rates and a general scarcity of skilled labour. These risks can accumulate over complex projects of longer duration delaying handovers, deferring income and putting projects at risk. While the return of the NI Assembly is a positive step for the local economy, the reality is that public expenditure requirements exceed available public funds which could lead to marked reductions in capital funding and possible freezes and reductions in revenue funding. This could impact on the normally resilient new-build social housing programme. The compliance and safety requirements of existing homes are rising through aging stock and a greater awareness of risks. Increasing safety requirements in fire safety and damp remediation have in particular added to investment costs for associations at a time when are having to absorb the impact of unprecedented increases in inflation and interest rates. In recent years the recruitment of skilled staff had become much more challenging. However this risk has been abating over the last 6 months.

Strategic report of the Board of Management for the year ended 31 March 2024 (continued)

Finance and Business Performance

Actual Performance for the year ended 31 March 2024 (continued)

In summary some of the major factors likely to impact on Radius, our customers and the NI Social Housing Sector in the year ahead include the:

- Uncertainty over the NI Assembly budget and a potentially depleted new-build programme for 2-3 years.
- Economic impact of high interest rates on capital funding borrowing options.
- Rising construction costs versus available public funding.
- Geo-political effects of war on asylum seekers, commodities and food costs.
- Impact of climate change and 'zero carbon' targets.
- Rapidly changing technology with added demand for digital services.
- Cyber and data security.
- New fire-safety, damp remediation and sustainability building standards.
- Future Supporting People strategy.
- Availability of land in areas of demand.
- Development risks around planning and water infrastructure capacity.
- Growing population of older people with complex needs.

Expected Performance in the year ending 31 March 2025

Radius has plans to grow its turnover, excluding property sales, to £110m with an operating surplus of £20m in 2024/25. We expect to increase our VFM initiatives for customers to £4.4m while raising our investment in existing properties to £31m. We expect to have 732 homes under construction on sites across Northern Ireland while targeting possibly 300 new starts in the year. We also expect to commence our first fully private development project on site, the profits of which will help subsidise social housing development cashflow deficits elsewhere together with our sustainability plans.

We continue to work with our tenants, partners and staff to ensure all services are at optimal performance levels.

At the same time we will continue with our community investment initiatives, building resilience within our shared neighborhoods. Our staff are helping to sustain tenancies while supporting tenants into work and education. We will publish our second Environmental Social and Governance Report to the Sustainability Reporting Standards as well as finalising our 5 Year ESG Strategy.

We remain committed to operating at all times with good governance, social responsibility and transparency. We are a learning organisation, keen to listen to our customers and adopt 'best-in-class' procedures, practices and systems. At the heart of our organisation are dedicated and professional staff who through their hard work, dedication and creativity will enable our customers and communities to thrive.

The Board is content that the Radius Group has sufficient resources to fund its ongoing activities for the next 12 months and beyond whereby it continues to be appropriate to adopt the going concern basis in the preparation of the annual financial statements.

By order of the Board.



J McLean OBE
Company Secretary
27 June 2024

Report of the Board of Management for the year ended 31 March 2024

The Board of Management present their report and the audited financial statements for the year ended 31 March 2024 of Radius Housing Association Limited (the “Association”) and its subsidiaries (the “Group”).

Board of Management

The Board of Management is a voluntary Committee who have responsibility for the strategic direction, general policy and management of the Group. The day-to-day management of operations is delegated to the Group Chief Executive and the Senior Management Team.

Actual Performance in the year ended 31 March 2024 and expected performance in the year ended 31 March 2025

The sections on business and financial performance in the year ended 31 March 2024 are covered in pages 14 to 16 of this report. The expected performance in the year ended 31 March 2025 is covered on page 16.

Treasury

The Group’s treasury management policy facilitates the effective management of cash flows, borrowings, investments and the risks associated with these activities.

At 31 March 2024, the Association had loans outstanding of £226 million (2023: £202 million). Average net debt per unit was £15,754 at 31 March 2024 which was up from £14,802 at 31 March 2023.

The Group was fully compliant with loan covenants during the year.

The Association’s interest cover ratio for the year of 254% (2023 – 196%) and the gearing ratio as at 31 March 2024 of 28.3% (2023 – 17.5%) comfortably exceeded the Association’s primary lenders’ requirements.

Responsibility for the management of interest rate risk and liquidity risk is delegated to the Association Finance Committee. The Association finances its operations through a combination of borrowing and the reinvestment of retained reserves. The amount of borrowings and its terms are reviewed and determined by the Finance Committee.

Interest rate risk

Exposure to fluctuating interest rates is limited given the majority of the Association’s loans are fixed rate. The Association’s effective interest rate in 2024 was 3.9% (2023: 4.16%).

Liquidity risk

The Group has sufficient long-term loan financing available to achieve business objectives and to facilitate planned growth. The Association had available loan facilities agreed with banks but undrawn of £42 million at 31 March 2024 (2023 - £70m).

Currency risk

The Association and Group does not engage in foreign currency transactions and so is not exposed to exchange risk.

Charitable donations

Donations and sponsorships totalling £39,092 (2023: £29,885) were made by the Group during the year. No donations for political purposes were made during the year (2023: £nil).

Statement of the responsibilities of the members of the Board of Management

The Co-operative and Community Benefit Societies Act and registered Housing Association legislation require the members of the Board of Management to prepare financial statements for each financial year which give a true and fair view of the state of the Association and Group’s affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- Select suitable accounting policies and apply them consistently
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association and Group will continue to operate.

Report of the Board of Management for the year ended 31 March 2024 (continued)

Statement of the responsibilities of the members of the Board of Management(continued)

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and Group and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements and other information included in the Directors report may differ from legislation in other jurisdictions.

Statement of disclosure of information to auditors

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

- There is no relevant audit information of which the Association and Group's auditors are unaware; and
- They have taken all the steps that they ought to have taken as members of the Board of Management in order to make themselves aware of any relevant audit information and to establish that the Association and Group's auditors are aware of that information.

Internal control

The Board of Management has overall responsibility for the Association and Group's internal control systems and for reviewing the effectiveness of these. Such systems can only provide the Board of Management with reasonable (and not absolute) assurance against material misstatement or loss as they are designed to manage the risk of failure to achieve business objectives rather than eliminate the risk completely.

Audit

The Board of Management has established an Audit Committee with clearly defined terms of reference. The main functions of the Audit Committee are to control and review the external and internal audit functions, the internal control systems and monitor the performance of the Association against the key business indicators. The Association's internal auditors report directly to the Audit Committee on completion of each systems review and an annual summary report is produced by the internal auditors summarising the systems audit programme each year. The work of the external auditors also provides some assurance through the year-end audit and the provision of a report to those charged with governance.

Board of Management, Shareholders and Officers

The members of the Board of Management and the officers of the Association are listed on page 2.

Each member of the Board of Management other than members co-opted during the year holds one fully paid share of £1 in the Association.

Radius's voluntary board members continue to give very generously of their time. They supported Radius throughout the year through: attendance at board and committee meetings and the review of papers; attending special board meetings, strategy workshops; in tender evaluations; in meetings with regulators and business partners; training events, seminars and conferences; involvement in board and senior management recruitment exercises and by attending the annual strategic workshop.

Independent auditors

The auditors, Grant Thornton (NI) LLP, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

By order of the Board



M Pitt

Chair of the Board of Management

27 June 2024

Independent auditors' report to the members of Radius Housing Association Limited Report on the audit of the financial statements

Opinion

We have audited the financial statements of Radius Housing Association Limited (the "Association") and its subsidiaries (together the "Group") for the year ended 31 March 2024, which comprise the Consolidated and Association's statement of comprehensive income, the Consolidated and Association's statement of changes in reserves, the Consolidated and Association's statement of financial position and the Consolidated statement of cash flows, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and accounting standards issued by the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, Radius Housing Association Limited's financial statements:

- give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice of the state of affairs of the Group and the Association as at 31 March 2024 of the assets, liabilities and financial position of the Group and Association's income and expenditure and the Group's cash flows for the year then ended; and
- have been properly prepared in accordance with the requirements of Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, the Housing (Northern Ireland) Order 1992, Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993 and the Charities Act (Northern Ireland) 2008.

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 'Responsibilities of the auditor for the audit of the financial statements' section of our report. We are independent of the Group and Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the FRC's Ethical Standard and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Managements' use of 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 Group and Association's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Strategic Report of the Board of Management, and the Report of the Board of Management. The Board of Management 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 in the financial statements, 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.

Independent auditors' report to the members of Radius Housing Association Limited (continued)**Report on the audit of the financial statements (continued)****Matters on which we are required to report by exception**

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 we are required to report to you if, in our opinion:

- the Association have not kept proper books of account; or
- the Association have not maintained a satisfactory system of control over transactions; or
- the financial statements are not in agreement with the Association's books of account; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in this regard.

Under the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, we are required to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the Report of the Board of Management and the Strategic Report is inconsistent in any material respect.

We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the Board of Managements' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102, and for such internal control as directors determine necessary to enable the preparation of financial statements are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group and Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and Association or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Group and Association's financial reporting process.

Responsibilities of the auditor for the audit of the financial statements

The objectives of an auditor 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 their opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatement in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

**Independent auditors' report to the members of Radius Housing Association Limited
(continued)****Report on the audit of the financial statements (continued)****Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud (Continued)**

Based on our understanding of the Group and Association, we identified that the principal risks of non-compliance with laws and regulations related to compliance with Data Privacy law, Employment Law, Environmental Regulations, Pensions Legislation, Health & Safety, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements. The Audit engagement partner considered the experience and expertise of the engagement team to ensure that the team had appropriate competence and capabilities to identify or recognise non-compliance with the laws and regulation. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial performance and management bias through judgements and assumptions in significant accounting estimates, in particular in relation to significant one-off or unusual transactions.

Responsibilities of the auditor for the audit of the financial statements

We apply professional scepticism through the audit to consider potential deliberate omission or concealment of significant transactions, or incomplete/inaccurate disclosures in the financial statement.

In response to these principal risks, our audit procedures included but were not limited to:

- enquiries of management board on the policies and procedures in place regarding compliance with laws and regulations, including consideration of known or suspected instances of non-compliance and whether they have knowledge of any actual, suspected or alleged fraud;
- inspection of the Group and the Association's regulatory and legal correspondence and review of minutes of board meetings during the year to corroborate inquiries made;
- gaining an understanding of the internal controls established to mitigate risk related to fraud;
- discussion amongst the engagement team in relation to the identified laws and regulations and regarding the risk of fraud, and remaining alert to any indications of non-compliance or opportunities for fraudulent manipulation of financial statements throughout the audit;
- identifying and testing journal entries to address the risk of inappropriate journals and management override of controls;
- designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- challenging assumptions and judgements made by management in their significant accounting estimates, including useful economic life of housing and non-housing properties, and defined benefit assumptions; and
- review of the financial statement disclosures to underlying supporting documentation and inquiries of management.

The primary responsibility for the prevention and detection of irregularities including fraud rests with those charged with governance and management. As with any audit, there remains a risk of non-detection or irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or override of internal controls.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the Association in accordance with section 43 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, section 65 of the Charities Act (Northern Ireland) 2008, regulations made under section 66 of that Act (Part 4 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and article 19 of The Housing (Northern Ireland) Order 1992. Our audit work has been undertaken so that we might state to the Association those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association as a body, for our audit work, for this report, or for the opinions we have formed.



Louise Kelly FCA (Senior Statutory Auditor)

For and on behalf of

Grant Thornton (NI) LLP

Chartered Accountants & Statutory Auditors

Belfast

Northern Ireland

DATE: 27/6/24.

Consolidated statement of comprehensive income for the year ended 31 March 2024

	Note	2024 £	2023 £
Turnover	5	104,460,255	97,067,730
Operating costs	6	(86,966,611)	(83,243,376)
Operating surplus	7	17,493,644	13,824,354
Transfer to Disposal Proceeds Fund	10	(361,504)	(1,336,751)
Transfer from Tenant Services Fund		342,239	406,645
Interest receivable and similar income	11	765,697	127,659
Interest payable and similar charges	12	(9,582,244)	(8,439,665)
Net pension income	13	3,019,743	2,602,947
Surplus before tax for the financial year		11,677,575	7,185,189
Taxation	14	-	-
Surplus for the financial year		11,677,575	7,185,189
Other comprehensive income/(expense):			
Fair value gain on financial instruments		33,942	199,878
Pension scheme deficit reduction payments		(1,319,000)	(1,669,000)
Actuarial loss in respect of pension schemes	36	(3,021,000)	(2,605,000)
Total other comprehensive expenses		(4,306,058)	(4,074,122)
Total comprehensive income for the year		7,371,517	3,111,067

The notes on pages 27 to 51 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Group.

Consolidated statement of changes in reserves for the year ended 31 March 2024

	Note	2024 £	2023 £
Surplus for the financial year		11,677,575	7,185,189
Fair value gain on financial instruments		33,942	199,878
Pension scheme deficit reduction payments		(1,319,000)	(1,669,000)
Actuarial loss recognised in pension scheme	36	(3,021,000)	(2,605,000)
Issue of share capital	28	3	1
Net addition to capital and reserves		7,371,520	3,111,068
Opening total capital and reserves		162,626,961	159,515,893
Closing total capital and reserves		169,998,481	162,626,961

Association statement of comprehensive income for the year ended 31 March 2024

	Note	2024 £	2023 £
Turnover	5	104,358,055	97,065,530
Operating costs	6	(86,864,694)	(83,241,419)
Operating surplus	7	17,493,361	13,824,111
Transfer to Disposal Proceeds Fund	10	(361,504)	(1,336,751)
Transfer from Tenant Services Fund		342,239	406,645
Interest receivable and similar income	11	1,192,693	127,657
Interest payable and similar charges	12	(9,582,244)	(8,439,665)
Net pension income	13	3,019,743	2,602,947
Surplus before tax for the financial year		12,104,288	7,184,944
Taxation	14	-	-
Other comprehensive income / (expense):			
Fair value gain on financial instruments		33,942	199,878
Pension scheme deficit reduction payments		(1,319,000)	(1,669,000)
Actuarial loss in respect of pension schemes	36	(3,021,000)	(2,605,000)
Total other comprehensive expense		(4,306,058)	(4,074,122)
Total comprehensive income for the year		7,798,230	3,110,822

The notes on pages 27 to 51 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Association.

Association statement of changes in reserves for the year ended 31 March 2024

	Note	2024 £	2023 £
Surplus for the financial year		12,104,288	7,184,944
Fair value gain on financial instruments		33,942	199,878
Pension scheme deficit reduction payments		(1,319,000)	(1,669,000)
Actuarial loss recognised in pension scheme	36	(3,021,000)	(2,605,000)
Issue of share capital	28	3	1
Net addition to capital and reserves		7,798,233	3,110,823
Opening total capital and reserves		162,169,866	159,059,043
Closing total capital and reserves		169,968,099	162,169,866

Consolidated statement of financial position as at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Housing properties - depreciated cost	15	972,744,431	926,893,127
Other tangible fixed assets	16	6,834,959	9,825,598
Investments	17	4,936,943	3,985,981
		984,516,333	940,704,706
Current assets			
Stock	19	10,373,490	9,236,310
Debtors	20	28,970,439	23,132,980
Investments	21	275,601	269,325
Cash at bank and in hand	22	9,845,047	10,104,548
		49,464,577	42,743,163
Creditors: amounts falling due within one year	23	(56,799,121)	(45,050,766)
Net current liabilities		(7,334,544)	(2,307,603)
Total assets less current liabilities		977,181,789	938,397,103
Creditors: amounts falling due after more than one year	24	(807,183,308)	(775,770,142)
Net assets		169,998,481	162,626,961
Capital and reserves			
Called up share capital	28	26	26
Capital reserve	29	277	274
Revenue reserve		169,998,178	162,626,661
Total capital and reserves		169,998,481	162,626,961

The notes on pages 27 to 51 are an integral part of these consolidated financial statements.

The financial statements on pages 19 to 49 were approved and authorised for issue by the Board of Management on 27 June 2024 and were signed on its behalf by:



M Pitt
Chair



J McLean OBE
Company Secretary



L Campbell MBE
Board Member

Association statement of financial position as at 31 March 2024

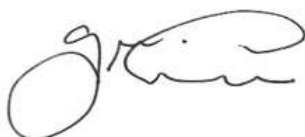
	Note	2024 £	2023 £
Fixed assets			
Housing properties - depreciated cost	15	972,744,431	926,893,127
Other tangible fixed assets	16	6,834,959	9,825,598
Investments	17	10,347,538	9,054,796
Investments in subsidiary undertakings	18	250,004	250,004
		990,176,932	946,023,525
Current assets			
Stock	19	5,373,934	4,155,320
Debtors	20	29,131,675	23,403,148
Investments	21	275,601	269,325
Cash at bank and in hand	22	9,203,493	9,323,792
		43,984,703	37,151,585
Creditors: amounts falling due within one year	23	(57,010,228)	(45,235,102)
Net current liabilities		(13,025,525)	(8,083,517)
Total assets less current liabilities		977,151,407	937,940,008
Creditors: amounts falling due after more than one year	24	(807,183,308)	(775,770,142)
Net assets		169,968,099	162,169,866
Capital and reserves			
Called up share capital	28	26	26
Capital reserve	29	277	274
Revenue reserve		169,967,796	162,169,566
Total capital and reserves		169,968,099	162,169,866

The notes on pages 27 to 51 are an integral part of these consolidated financial statements.

The financial statements on pages 19 to 49 were approved and authorised for issue by the Board of Management on 27 June 2024 and were signed on its behalf by:



M Pitt
Chair



J McLean OBE
Company Secretary



L Campbell MBE
Board Member

Consolidated statement of cash flows for the year ended 31 March 2024

	Note	2024 £	2023 £
Net cash from operating activities	30	16,957,330	12,969,219
Cash flow from investing activities			
Purchase and development of housing properties		(69,288,630)	(58,445,745)
Housing Association Grant and other grants		27,723,904	35,551,858
Receipts from disposal of housing properties		10,387,976	7,982,897
Purchase of other assets and investments		(950,962)	(2,527,485)
Interest received		720,287	82,247
Net cash used in investing activities		(31,407,425)	(17,356,228)
Cash flows from financing activities			
Issue of share capital		3	1
Bank loans advanced		28,000,000	-
Loan principal repayments		(3,860,094)	(4,386,279)
Interest paid		(9,943,039)	(8,101,957)
Net cash inflow from / used in financing activities		14,196,870	(12,488,235)
Net decrease in cash and cash equivalents		(253,225)	(16,875,244)
Cash and cash equivalents at the beginning of the year		10,373,873	27,249,117
Cash and cash equivalents at the end of the year	31	10,120,648	10,373,873

The notes on pages 27 to 51 are an integral part of these consolidated financial statements.

Notes to the financial statements for the year ended 31 March 2024

1 General information

The Group and Association's principal activity during the financial year was providing high quality homes for rent throughout Northern Ireland. The group is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and is a Registered Housing Association, domiciled in the UK. The address of the registered office is 3 – 7 Redburn Square, Holywood, County Down, BT18 9HZ.

2 Statement of compliance

These financial statements of Radius Housing Association Limited have been prepared on the going concern basis in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, “The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland” (“FRS 102”) under the historical cost convention, and in accordance with applicable accounting standards in the United Kingdom and Statement of Recommended Practice for Accounting by Registered Social Landlords (updated 2014). The principal accounting policies, which have been applied consistently throughout the year, are set out below. The presentation of the financial statements complies with the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. The functional and presentational currency is pound sterling (£).

3 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

The significant accounting policies adopted by the Group and the Association are as follows:

Basis of preparation of financial statements

These consolidated and separate financial statements are prepared on a going concern basis, under the historical cost convention. The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group and Association accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 4.

Basis of consolidation

The Consolidated Statement of Comprehensive Income and Consolidated Statement of Financial Position include the financial statements of the Group and its subsidiary undertakings made up to 31 March 2024. Intra Group transactions, any unrealised profits/losses arising and intercompany balances are eliminated fully on consolidation.

Going concern

The financial statements have been prepared on a going concern basis which the Board considers to be appropriate for the following reasons:

(i) The Group and Association prepared a 5 Year Corporate Plan in 2022 and the Business Plan is updated and approved on an annual basis. The most recent plan was approved at our March 2024 Board Meeting. This plan includes departmental budgets for the coming financial year and updates our 5 year strategic goals. Progress towards these goals is monitored on a monthly and quarterly basis through our Corporate Scorecard and updates provided to Committees and Board at least quarterly and regularly to other interested stakeholders.

(ii) The Board is satisfied with the 2024/25 Budgets for the Group and Association and the long term plans and is of the opinion that despite the bleak economic outlook, the Group and Association has adequate resources to continue in business for the foreseeable future. The Board note the net current liability position on the Group and Association Statement of Financial Position.

(iii) We have prepared financial projections to the end of 2058 which indicate that the Group and Association will continue to be profitable for this entire period. This gives our Board sufficient comfort that we have sufficient resources to discharge all liabilities in the ordinary course of business as they fall due for payment and that we have adequate liquid resources available.

Notes to the financial statements for the year ended 31 March 2024**3 Summary of significant accounting policies (continued)****Going concern (continued)**

(iv) The projections allow for the current delays in handovers and the increased cost of borrowing. They also take into account our current planned maintenance program and increased cost of day-to-day repairs and energy. In addition, we have stress tested the model to ensure it can withstand a number of adverse scenarios such as higher interest rates and increased void property. The Board believes we have sufficient funding in place and expect the Group and Association to be in compliance with its debt covenants even in severe downside scenarios. We renewed our short term facilities in March 2023 for four years which gives us further comfort for the medium term.

(v) The Board acknowledges that for the continuing delivery of its development programme, the Association is dependent on grant funding from the Department for Communities and bank finance.

The Board therefore believes there is a reasonable expectation that the Group and Association has adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis in preparing the financial statements.

Foreign currencies

Transactions and non-monetary assets, denominated in foreign currencies, are translated at the exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the statement of financial position date or the exchange rate of a related foreign exchange contract where relevant. The resulting exchange gains or losses are dealt with in the income and expenditure account.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the Group and Association and value added taxes. The Group and Association bases its estimate of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash and cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of the consideration is measured at the present value of all future receipts using the imputed rate of interest. The Group and Association recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the Group and Association retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow through the Group and Association and (e) when the specific criteria relating to each of the Group and Association's sales channels have been met, as described below and in note 5.

(i) Net rental income

Income includes rent and service charge income arising from the provision of housing accommodation and the amortisation of Housing Association Grant. Income is recognised in the period to which it relates.

(ii) Other income

All other income is recognised in the Statement of comprehensive income when the terms of revenue recognition have been met.

Employee benefits

The Group provides a range of benefits to employees, including paid holiday arrangements and defined contribution pension plans.

(i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognized as an expense in the period in which the service is received.

Notes to the financial statements for the year ended 31 March 2024**3 Summary of significant accounting policies (continued)****Employee benefits (continued)****(ii) Multi-employer pension plan**

Retirement benefits to employees of the Association are provided by the Northern Ireland Local Government Officers Superannuation Committee (NILGOSC) defined benefit scheme which is externally funded.

The assets of the NILGOSC scheme are held separately from those of the Association. The Association has adopted FRS 102 section 28 'Employee benefits' in these financial statements. Pension scheme assets are measured using market value. Pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term to the liability. The increase in the present value of the liabilities of the Association's defined benefit pension scheme arising from employee service in the year is charged to operating surplus. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This cost is recognised in the statement of comprehensive income as 'Finance expense'.

Actuarial gains and losses are recognised in the statement of comprehensive income.

The contributions are determined by qualified actuaries on the basis of quinquennial valuations, using a projected unit method.

All new employees joining Radius from 1 April 2013 are not eligible to join the NILGOSC scheme. Instead, they join the Social Housing Pension Scheme Defined Contribution (SHPS DC).

SHPS DC is a defined contribution workplace pension scheme administered by The Pensions Trust and is the pension vehicle provided by Radius under auto-enrolment legislation. Each employee holds a separate pension plan with The Pensions Trust to which Radius contributes 6% of pensionable pay with the employee contributing a minimum of 4%. The employee is responsible for any investment decisions from the various investment options provided by The Pensions Trust. The Association's liability is limited to the above employer contribution.

Tangible fixed assets**Housing properties**

The Group operates a full component accounting policy in relation to the capitalisation and depreciation of its completed housing stock.

Housing properties are stated at cost including an appropriation of on costs and net of initial sales proceeds from part owners in respect of leasehold schemes and are reviewed annually by the Board for impairment.

Other fixed assets

Other fixed assets are stated at cost less accumulated depreciation and are reviewed annually by the Board for impairment.

Schemes under construction

Schemes under construction are carried at cost and are not depreciated until brought into use.

Capitalisation of development costs

Development costs are capitalised where they are directly attributable to bringing the properties into working condition for their intended use. Such costs include the labour costs of Association employees arising directly from the acquisition or development of the property and incremental costs that would only have been avoided if the property concerned had not been acquired or constructed.

Notes to the financial statements for the year ended 31 March 2024

3 Summary of significant accounting policies (continued)

Housing Association Grant and other grants

Housing Association Grant and other grants received as a contribution towards the capital costs of housing properties of the Association are shown as “Creditors: amounts falling due after more than one year” and are amortised to the Statement of comprehensive income as per the turnover policy. Housing Association Grant received against revenue expenditure is credited to revenue in the period in which the related expenditure is charged.

Such grants, although treated as a grant for accounting purposes, may be repayable under certain circumstances, primarily following the sale of housing property, but any amount repayable would be restricted to the net proceeds of the sale.

Depreciation and Impairment

Housing properties

Housing properties are split between land, structure and major components which require periodic replacement. Replacement or refurbishment of such major components is capitalised and depreciated over the estimated useful life which has been set taking into account professional guidance and the Group’s asset management strategy. In determining the remaining useful lives for the housing stock, the Group has taken account of views provided by both internal and external professional sources.

Freehold land is not subject to depreciation. Depreciation is charged so as to write down the cost or valuation of the freehold housing properties and major components on a straight-line basis over their expected use economic lives.

Housing assets are subject to a full year’s depreciation in the year of acquisition or completion.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, at the following annual ranges:

Main fabric	100 years
Roof structure and coverings	60 years
Windows and external doors	30 years
Heating system boilers	15 years
Kitchens	20 years
Bathrooms	25 years
Mechanical systems (heating, ventilation, plumbing)	10 years
Electrics	30 years
Lift	20 years
Office buildings	60 years

Long leasehold office property

The Association’s policy is to depreciate the cost over the remaining useful economic life of the property. The useful economic life of the asset has been estimated at 60 years.

Other fixed assets

Depreciation of other fixed assets is charged on a straight-line basis over the estimated useful economic lives of the assets at the following annual rates:

Office and computer equipment	25% per annum
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Subsequent additions and major components

The costs of subsequent additions or major component replacements are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will continue to flow to the Group and the cost can be measured reliably. The carrying amount of any replaced component is derecognised. Repairs, maintenance and minor inspection costs are expensed as incurred.

Notes to the financial statements for the year ended 31 March 2024**3 Summary of significant accounting policies (continued)****Derecognition**

Tangible assets are derecognised on disposal or when no future economic benefits are expected. On disposal the difference between the net disposal proceeds and the carrying amount is recognised in the Statement of comprehensive income.

Leased assets

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

Stock

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase or construction. At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Statement of Comprehensive Income.

Operating leased assets

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Payments under operating leases are charged to the Statement of comprehensive income on a straight-line basis over the period of the lease.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of one month or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Current asset investments

Current asset investments are investments in short-term deposits with an original maturity between one and twelve months.

At each statement of financial position date non-financial assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. These cash flows discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the assets.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the Statement of comprehensive income, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the Statement of comprehensive income.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or amortisation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of comprehensive income.

Provisions

Provisions are recognised when the Association has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligations can be estimated reliably. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Notes to the financial statements for the year ended 31 March 2024**3 Summary of significant accounting policies (continued)****Provisions (continued)**

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the Associations control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Financial instruments

The Association has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash and bank balances are initially recognised at transaction price, 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. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in Statement of Comprehensive Income.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in Statement of Comprehensive Income.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or, (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in Statement of income and retained earnings, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow companies, 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 receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables 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 subsequently measured at amortised cost using the effective interest method.

Notes to the financial statements for the year ended 31 March 2024**3 Summary of significant accounting policies (continued)****Disposal proceeds fund**

The net surpluses after loan repayments that arise from the sale of property to tenants under the voluntary purchase grant arrangements instituted by the Department for Communities can be used by the Association to fund works on property that would not be eligible for Housing Association Grant or in certain circumstances, attract loan finance.

If the surpluses are not used within three years of their receipt they may be payable in part or in full to the Department for Communities.

Revenue reserves

The Association's policy is to retain a level of revenue reserves which reflects its needs at the current time and in the foreseeable future. The reserves required are sufficient to meet committed running costs for a period equivalent to twelve months budgeted future expenditure.

Leasehold Sinking funds

Leasehold sinking funds are reserve funds held for specific leasehold schemes which are set aside for major building repairs and replacement. The sinking funds are held for the benefit of the leaseholders until such time as agreed expenses are incurred and allocated to these funds.

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements made in the process of preparing the Group financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical judgement in applying the entity's accounting policies

There are no critical judgements in applying the entity's accounting policies.

(b) Critical accounting estimates and assumptions

The directors make estimates and assumptions concerning the future in the process of preparing the Group financial statements. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Useful economic lives of housing and non-housing properties

The annual depreciation on housing properties is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reviewed annually. They are amended when necessary to reflect current estimates, based on future investments, economic utilisation and the physical condition of the assets. See note 15 for the carrying amount of housing properties and note 3 for the useful economic lives for each component of housing property.

(ii) Defined benefit pension scheme

The Association has an obligation to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the balance sheet. The assumptions reflect historical experience and current trends. See note 36 for the disclosures relating to the defined benefit scheme.

There are no other critical accounting estimates and assumptions.

Notes to the financial statements for the year ended 31 March 2024

5 Turnover

Turnover and results relate to the Group's main activities which are carried out in Northern Ireland and the Republic of Ireland. Turnover represents rental and service charge income together with residential and daycare charges for Housing with Care, all net of voids. It also includes income from Telecare/Telehealth services, services provided to other Housing Associations and Special Needs Management Allowance received for the provision of housing with care.

6 Operating costs

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Direct costs	81,129,282	76,880,595	81,027,365	76,880,595
Administrative expenses	5,837,329	6,362,781	5,837,329	6,360,824
	86,966,611	83,243,376	86,864,694	83,241,419

7 Operating surplus

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
This is stated after charging/(crediting):				
Staff costs (note 8)	26,044,549	24,201,669	26,044,549	24,201,669
Depreciation (note 15, 16)	16,678,216	15,929,652	16,678,216	15,929,652
HAG amortisation (note 27)	(11,691,090)	(11,986,741)	(11,691,090)	(11,986,741)
Loss on disposal of fixed assets	638,227	1,096,402	638,227	1,096,402
Fees payable to the Association's auditor in respect of audit services	59,535	58,130	59,535	51,630
Fees payable to the Association's auditor in respect of non- audit services	-	-	-	-
Fees payable in respect of internal audit services	36,399	45,755	36,399	45,755

Notes to the financial statements for the year ended 31 March 2024

8 Employee information

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Staff costs				
Wages and salaries	21,636,288	19,964,951	21,636,288	19,964,951
Social security costs	1,848,231	1,769,399	1,848,231	1,769,399
Other pension costs	2,560,030	2,467,319	2,560,030	2,467,319
	26,044,549	24,201,669	26,044,549	24,201,669
			2024	2023
			No.	No.
Average monthly number of persons employed during the financial year by activity:				
Administration and management			354	334
Scheme co-ordinators and ancillary staff			225	216
Care staff, cleaners and other support staff			346	339
			925	889

9 Directors' Emoluments

The remuneration of directors (defined for the purposes of emoluments as the Chief Executive and any member of the Senior Management Team of the Association) during the year was:

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Aggregate emoluments	763,388	755,362	763,388	755,362
Pension contributions	144,821	155,836	144,821	155,836
	908,209	911,198	908,209	911,198

Members of the Board of Management serve in a voluntary capacity and none were in receipt of emoluments during the year.

The Board and Committee members were reimbursed for expenses totalling £2,781 during the year (2023 £2,085).

The emoluments to the highest paid Director (currently included within the above table) are as follows:

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Aggregate emoluments	158,988	152,446	158,988	152,446
Pension contributions	45,777	43,584	45,777	43,584
	204,765	196,030	204,765	196,030

Notes to the financial statements for the year ended 31 March 2024
9 Directors' Emoluments (continued)

The number of directors to whom emoluments were paid during the year fall within each of the following bands:

Salary Band:	Group		Association	
	2024 No	2023 No	2024 No	2023 No
£155,000 - £160,000	1	-	1	-
£150,000 - £155,000	-	1	-	1
£110,000 - £115,000	1	-	1	-
£105,000 - £110,000	1	2	1	2
£100,000 - £105,000	2	-	2	-
£95,000 - £100,000	1	3	1	3
£90,000 - £95,000	-	1	-	1
£45,000 - £50,000	1	-	1	-
£35,000 - £40,000	1	-	1	-
	8	7	8	7

10 Transfer to disposal proceeds fund

	Group		Association	
	2024 £	2023 £	2024 £	2023 £
Opening Balance	5,315,220	5,117,937	5,315,220	5,117,937
Transfer of Grant on Disposal	2,963,866	7,849,843	2,963,866	7,849,843
Transfer from disposal fund	(361,504)	(1,336,751)	(316,504)	(1,336,751)
Purchases in the year	(4,299,699)	(6,315,809)	(4,299,699)	(6,315,809)
Closing balance	3,617,883	5,315,220	3,617,883	5,315,220
Represented by:				
Due within one year (note 23)	1,015,444	-	1,015,444	-
Due after more than one year (note 24)	2,602,439	5,315,220	2,602,439	5,315,220
	3,617,883	5,315,220	3,617,883	5,315,220

11 Interest receivable and similar income

	Group		Association	
	2024 £	2023 £	2024 £	2023 £
Interest receivable	765,697	127,659	1,192,693	127,659

12 Interest payable and similar charges

	Group		Association	
	2024 £	2023 £	2024 £	2023 £
Housing property loans	9,582,244	8,439,665	9,582,244	8,439,665

Notes to the financial statements for the year ended 31 March 2024

13 Net pension income

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Defined benefit pension scheme net interest income (note 36)	3,019,743	2,602,947	3,019,743	2,602,947

14 Taxation on profit on ordinary activities

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
UK corporation tax charge on profit for the year	-	-	-	-

15 Housing properties – depreciated cost

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Cost				
At 1 April	1,158,001,314	1,110,069,671	1,158,001,314	1,110,069,671
Additions	68,221,873	58,750,577	68,221,873	58,750,577
Transfer to stock	(1,542,125)	(304,832)	(1,542,125)	(304,832)
Disposals	(14,696,971)	(10,514,102)	(14,696,971)	(10,514,102)
At 31 March	1,209,984,091	1,158,001,314	1,209,984,091	1,158,001,314
Depreciation				
At 1 April	231,108,187	219,438,832	231,108,187	219,438,832
Charge for the year	16,043,661	15,296,964	16,043,661	15,296,964
Disposals	(9,912,188)	(3,627,609)	(9,912,188)	(3,627,609)
At 31 March	237,239,660	231,108,187	237,239,660	231,108,187
Net book value				
At 31 March	972,744,431	926,893,127	972,744,431	926,893,127
Net book amount comprises:				
Freehold property	922,774,503	877,684,162	922,774,503	877,684,162
Long leasehold property	49,969,928	49,208,965	49,969,928	49,208,965
	972,744,431	926,893,127	972,744,431	926,893,127
Completed schemes	834,989,238	823,060,024	834,989,238	823,060,024
Properties under construction	137,755,193	103,833,103	137,755,193	103,833,103
	972,744,431	926,893,127	972,744,431	926,893,127

Notes to the financial statements for the year ended 31 March 2024

15 Housing properties – depreciated cost (continued)

The group considers individual schemes to be separate Cash Generating Units (CGU's) when assessing for impairment, in accordance with the requirements of FRS 102. The recoverable amount is taken to be the higher of the fair value less costs to sell or the value in use of an asset or CGU. In making the assessment of the recoverable amount, the group considers that value in use which takes into account the service potential of the CGUs is appropriate. Where value in use - service potential is to be determined, the calculation of Depreciated Replacement Cost (DRC) is considered to be suitable. Based on this assessment, we calculated the DRC using appropriate construction costs and land prices of each housing property scheme. In these circumstances we consider the DRC to be the recoverable amount. Where the carrying amount is greater than the recoverable amount, an impairment loss of the difference between the two is taken to the income and expenditure account and a corresponding entry is made to reduce the carrying value of the asset. There was no impairment charged in the 31 March 2024 year end (2023 - £Nil).

16 Other tangible fixed assets

Group and Association	Motor Vehicles £	Long leasehold office property £	Office and computer equipment £	Total £
Cost				
At 1 April	-	14,467,993	3,577,221	18,045,214
Additions	41,114	1,701,130	866,637	2,608,881
Disposals	-	(9,014,746)	-	(9,014,746)
At 31 March	41,114	7,154,377	4,443,858	11,639,349
Depreciation				
At 1 April	-	5,594,877	2,624,739	8,219,616
Charge for the year	364	196,289	437,902	634,555
Eliminated On Disposals	-	(4,049,781)	-	(4,049,781)
At 31 March	364	1,741,385	3,062,641	4,804,390
Net book amount				
At 31 March 2024	40,750	5,412,992	1,381,217	6,834,959
At 31 March 2023	-	8,873,116	952,482	9,825,598

17 Investments

	Group		Association	
	2024 £	2023 £	2024 £	2023 £
At 1 April	3,985,981	3,024,195	9,054,796	8,086,765
Additions/(disposals)	950,962	961,786	1,292,742	968,031
At 31 March	4,936,943	3,985,981	10,347,538	9,054,796

Group investments include ground rent investment of £4,250. Association investments relate to THFC sinking funds and an investment in one of its subsidiaries, Tealstone Developments Limited, to acquire land for development.

Notes to the financial statements for the year ended 31 March 2024

18 Investment in subsidiary undertakings - Association

£

Cost				
At 31 March 2023 and 2024				250,004
Investments in subsidiary undertakings are recorded at cost, which is the fair value of the consideration paid. The Association's subsidiary undertakings, which are incorporated in Northern Ireland, are:				
Name of company	Holding	Proportion held	Registered Office	Principal Activity
Tealstone Developments Limited	Ordinary shares	100%	3-7 Redburn Square Holywood BT18 9HZ	Development of land & collection of ground rents
Radius Homes Limited	Ordinary shares	100%	3-7 Redburn Square Holywood BT18 9HZ	House building services

19 Stock

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Consumables	168,152	165,907	168,152	165,907
New homes for outright sale	5,205,782	3,989,413	5,205,782	3,989,413
Development land	4,999,556	5,080,990	-	-
	10,373,490	9,236,310	5,373,934	4,155,320

Stock represents both completed properties and properties under construction for outright sale. Stock is valued at the lower of cost and net realisable value. Cost includes acquisition and development costs together with capitalised interest. Net realisable value is based on the estimated selling price less selling costs.

20 Debtors

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Rental Debtors Gross – Technical	2,677,592	3,038,539	2,677,592	3,038,539
Rental Debtors Gross – Non-technical	3,143,261	2,200,321	3,143,261	2,200,321
Provision for bad debts	(1,367,180)	(1,446,514)	(1,367,180)	(1,446,514)
Net rental (including rates, service charges) debtors	4,453,673	3,792,346	4,453,673	3,792,346
Trade debtors	667,704	542,891	665,854	541,536
Amounts due from subsidiaries (note 40)	-	-	293,342	756,508
Other debtors	2,057,084	2,284,403	1,926,828	1,799,418
Prepayments and accrued income	1,432,808	1,087,970	1,432,808	1,087,970
Housing Association Grant receivable	20,359,170	15,425,370	20,359,170	15,425,370
	28,970,439	23,132,980	29,131,675	23,403,148

Amounts owed by related undertakings are interest free, unsecured and repayable on demand.

Notes to the financial statements for the year ended 31 March 2024

21 Investments

	Group		Association	
	2024 £	2023 £	2024 £	2023 £
Short term deposits	275,601	269,325	275,601	269,325

This represents cash held on deposit with an original maturity between 1 and 12 months. At the year end the average maturity of the deposits was 3 months. The average interest rate was 2.33% (2023 – 0.74%).

22 Cash at bank and in hand

	Group		Association	
	2024 £	2023 £	2024 £	2023 £
Cash at bank	9,845,047	10,104,548	9,203,493	9,323,792

None of the cash at bank is restricted.

23 Creditors: amounts falling due within one year

	Group		Association	
	2024 £	2023 £	2024 £	2023 £
Bank loans & senior notes (note 26)	8,156,353	3,775,187	8,156,353	3,775,187
DFC loans (note 26)	2,765	40,230	2,765	40,230
THFC premium	111,629	111,629	111,629	111,629
Trade Creditors	4,682,346	4,914,191	4,146,583	3,204,891
Other tax and social security	197,809	156,619	197,809	156,619
Rent, rates and service charges received in advance	1,638,403	1,576,203	1,638,403	1,576,203
Housing Association Grant in advance	9,892,751	8,493,465	9,892,751	8,493,465
Other creditors	8,772,057	4,213,273	6,339,528	1,885,572
Disposal Proceeds Fund (note 10)	1,015,444	-	1,015,444	-
Accruals and deferred income	10,727,397	10,232,772	10,727,397	10,232,772
Amounts owed to subsidiaries (note 40)	-	-	3,587,953	4,221,337
Housing Association Grant (note 27)	10,965,658	11,284,702	10,965,658	11,284,702
Tenant services account	227,955	252,495	227,955	252,495
	56,799,121	45,050,766	57,010,228	45,235,102

Amounts owed to related parties and subsidiary undertakings are interest free, unsecured and repayable on demand.

Notes to the financial statements for the year ended 31 March 2024

24 Creditors: amounts falling due after more than one year

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Bank loans & senior notes (Note 26)	217,599,979	197,801,008	217,599,979	197,801,008
DFC loans (note 26)	-	2,765	-	2,765
THFC premium	1,920,008	2,031,637	1,920,008	2,031,637
Disposal proceeds fund (note 10)	2,602,439	5,315,220	2,602,439	5,315,220
Housing Association Grant (note 27)	580,604,169	566,101,879	580,604,169	566,101,879
Fair value of financial instruments	89,946	123,888	89,946	123,888
Other creditors	4,366,767	4,393,745	4,366,767	4,393,745
	807,183,308	775,770,142	807,183,308	775,770,142

The disposals proceeds fund consists of monies arising from house sales, less allowable costs and contributions, from which transfers to Housing Association Grant (HAG) arising from qualifying expenditure may be made with Departmental consent, generally within 3 years of the monies being transferred into the fund.

25 Financial instruments

The Group and Association has the following financial instruments:

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Financial assets that are debt instruments measured at amortised cost				
Rental debtor (note 20)	4,453,673	3,792,346	4,453,673	3,792,346
Other debtors (note 20)	4,157,596	3,915,264	4,025,490	3,428,924
Amounts owed by subsidiaries (note 40)	-	-	293,342	756,508
Housing Association Grant receivable (note 20)	20,359,170	15,425,370	20,359,170	15,425,370
Investments in long term deposits (note 17)	4,936,943	3,985,981	9,920,539	9,054,796
Investments in short term deposits (note 21)	275,601	269,325	275,601	269,325
Cash at bank and in hand (note 22)	9,845,047	10,104,548	9,203,493	9,323,792
	44,028,030	37,492,834	48,531,308	42,051,061
Financial liabilities measured at amortised cost				
DfC loans (note 26)	2,765	42,995	2,765	42,995
Bank loans & senior notes (note 26)	225,756,332	201,576,195	225,756,332	201,576,195
Trade Creditors	4,682,346	4,914,191	4,146,583	3,204,891
Other creditors (note 23 & 24)	13,138,824	8,607,019	10,706,292	6,279,318
Accruals and deferred income (note 23)	10,727,397	10,232,772	10,727,397	10,232,772
Amounts owed to subsidiaries (note 40)	-	-	3,179,399	4,221,337
	254,307,664	225,373,172	254,518,768	225,557,508
Financial liabilities measured at fair value through other comprehensive income				
Derivative financial instrument (note 24)	89,946	123,888	89,946	123,888
	89,946	123,888	89,946	123,888

Financial assets and liabilities measured at fair value through other comprehensive income are made up of derivative financial instruments. In accordance with the group's policy on hedging, interest rate exposure is mitigated by entering into interest rate swaps. It is not possible to ascertain the amount of the financial instrument that will reverse within one year and as such it has been presented in the financial statements as non-current.

Notes to the financial statements for the year ended 31 March 2024

26 Loans

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Bank loans				
Less than one year, or on demand	8,156,353	3,775,187	8,156,353	3,775,187
Between one and two years	3,792,553	11,954,859	3,792,553	11,954,859
Between two and five years	17,922,297	10,164,579	17,922,297	10,164,579
After more than five years	91,941,753	71,739,483	91,941,753	71,739,483
Senior notes				
After more than five years	103,943,376	103,942,087	103,943,376	103,942,087
	225,756,332	201,576,195	225,756,332	201,576,195
Represented by:				
Due within one year (note 23)	8,156,353	3,775,187	8,156,353	3,775,187
Due after more than one year (note 24)	217,599,979	197,801,008	217,599,979	197,801,008
	225,756,332	201,576,195	225,756,332	201,576,195

Bank and other loans

A loan of £17m repayable in five equal instalments annually from 2039 to 2043 and until then interest at a fixed coupon rate of 5.2% (4.5% effective rate) is payable annually.

A loan of £20m repayable in four equal instalments annually from 2007 to 2035 and until then interest at a fixed coupon rate of 5.97%-6.02% is payable annually.

A loan of £20m repayable in four equal instalments annually from 2007 to 2035 and until then interest at a fixed coupon rate of 6.14%-6.17% is payable annually.

A loan of £10m repayable in full in a single instalment of £10m in 2039 and until then interest at a fixed coupon rate of 6.35% (6.07% effective rate) is payable annually.

A loan of £5m repayable in full in a single instalment of £5m in 2032 and until then interest at a fixed coupon rate of 4.51% is payable annually.

A loan of £10m repayable in full in a single instalment in 2044 and until then only interest at a fixed coupon rate of 5.2% (4.9% effective rate) is payable half-yearly;

A loan of £20m repayable in full in a single instalment in 2033 and until then only interest at a variable rate linked to SONIA is payable quarterly.

A Revolving Credit Facility of £50m (£8m drawn at 31 March 2024) repayable in full in a single instalment by 2027 and until then only interest at a variable rate linked to SONIA is payable quarterly.

All remaining loans bear interest at rates ranging between 0.90% and 6.07% at fixed and variable rates, except for loans of £8m on which interest only is repayable half-yearly and the capital in a single instalment in 2031. Bank loans are repayable on an amortised basis over varying periods between 20 and 25 years. All bank loans are secured by way of mortgages upon the deeds of properties.

Senior notes

A senior secured note is repayable in full in a single payment in 2035 and until then interest at a fixed coupon of 2.37% is payable semi-annually.

A senior secured note is repayable in full in a single payment in 2050 and until then interest at a fixed coupon of 2.81% is payable semi-annually.

Notes to the financial statements for the year ended 31 March 2024

26 Loans (Continued)

Senior notes (Continued)

A senior secured note is repayable in full in a single payment in 2055 and until then interest at fixed coupon of 2.87% is payable semi-annually.

These notes are secured by way of a mortgage upon the deeds of various properties. The figures included in the note above are net of debt issue costs of £1,056,624 (2023: £1,057,913) that will be released to the statement of comprehensive income over the life of the various notes.

Department for Communities loans

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Department for Communities				
Less than one year (note 23)	2,765	40,230	2,765	40,230
Between one and two years (note 24)	-	2,765	-	2,765
	2,765	42,995	2,765	42,995

The loans from the Department for Communities bear interest rates ranging between 9.5% and 15.25% at fixed rates and are repayable on an amortised basis (capital and interest). All DfC loans are secured by way of mortgages upon the deeds of Radius properties.

27 Housing Association Grant

Group and Association	2024	2023
	£	£
Housing Association and other grants		
At 1 April	785,491,302	750,258,575
Additions	32,662,489	45,598,806
Movement on HAG in advance	(1,404,071)	(5,235,738)
Disposals	(8,594,448)	(5,130,341)
At 31 March	808,155,272	785,491,302
Amortisation		
At 1 April	208,104,721	197,268,561
Charge for the year	11,691,090	11,986,741
Disposals	(3,210,366)	(1,150,581)
At 31 March	216,585,445	208,104,721
Net book value		
At 31 March	591,569,827	577,386,581
Represented by:		
Due within one year (note 23)	10,965,658	11,284,702
Due after more than one year (note 24)	580,604,169	566,101,879
	591,569,827	577,386,581

Notes to the financial statements for the year ended 31 March 2024

28 Called up share capital

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
Ordinary shares of £1 each, fully paid				
At 1 April	26	26	26	26
Allotted during the year	3	1	3	1
Transfer to capital reserve	(3)	(1)	(3)	(1)
At 31 March	26	26	26	26

29 Capital reserve

	Group		Association	
	2024	2023	2024	2023
	£	£	£	£
At 1 April	274	273	274	273
Transfer from share capital	3	1	3	1
At 31 March	277	274	277	274

30 Net cash inflow from operating activities - Group

	2024	2023
	£	£
Operating surplus	17,493,644	13,824,354
Difference between pension charge and cash contributions	(1,319,000)	(1,669,000)
Depreciation charge	16,678,216	15,929,652
Amortisation of Housing Association Grant	(11,691,090)	(11,986,741)
Gain on disposal of tangible fixed assets	(638,227)	(1,096,402)
Movement in debtors	(858,249)	(639,006)
Movement in creditors	(1,570,784)	(1,449,189)
Movement in stock	(1,137,180)	55,551
Net cash inflow from operating activities	16,957,330	12,969,219

31 Analysis of net debt - Group

	1 April 2023 £	Cash flow and non cash movements £	31 March 2024 £
Cash at bank and in hand	10,104,548	(259,501)	9,845,047
Short term investments	269,325	6,276	275,601
Cash and cash equivalents	10,373,873	(253,225)	10,120,648
Debt due within one year	(3,815,417)	(4,343,700)	(8,159,117)
Debt due after one year	(197,803,773)	(19,796,206)	(217,599,979)
Debt	(201,619,190)	(24,139,906)	(225,759,096)
Net Debt	(191,245,317)	(24,393,131)	(215,638,448)

Notes to the financial statements for the year ended 31 March 2024

32 Reconciliation of net cash flow to movement in net debt

	2024	2023
	£	£
Increase in cash and cash equivalents in financial year	(253,225)	(16,875,244)
New loans	(28,000,000)	-
Repayment of loans	3,860,094	4,386,279
Movement in net debt in the financial year	(24,393,131)	(12,488,965)
Net debt at 1 April	(191,245,317)	(178,756,352)
Net debt at 31 March	(215,638,448)	(191,245,317)

33 Housing Stock - Association

Number of units owned on 31 March	2024	2023
General needs housing	9,054	8,929
Sheltered	3,322	3,321
Supported housing (including housing with care)	1,199	1,199
Total owned	13,575	13,449
Number of units managed by (but not owned) on 31 March		
Sheltered	79	82
General Needs	31	26
	110	108
Total units owned and managed at 31 March 2024	13,685	13,557

34 Turnover, operating costs and operating surplus - Association

Turnover, operating costs and operating surplus	2024			2023		
	Operating Turnover £	Operating Costs £	Operating Surplus £	Operating Turnover £	Operating Costs £	Operating Surplus £
Social Housing Activities (note 35)	98,489,370	81,587,347	16,902,023	90,735,954	78,106,485	12,629,469
Non-Social Housing Activities (note 35)	5,868,685	5,277,347	591,338	6,329,576	5,134,934	1,194,642
Total	104,358,055	86,864,694	17,493,361	97,065,530	83,241,419	13,824,111

Notes to the financial statements for the year ended 31 March 2024

35 Turnover, operating costs and operating surplus or deficit from social housing activities – Association

Social Housing Activities	General Needs Housing £	Sheltered Housing £	Care/Supported Housing £	Total Social Housing £	General Needs Housing £	Sheltered Housing £	Care/Supported Housing £	Total Social Housing £
<i>Income from Social Housing Lettings</i>								
Rent receivable net of service charges	48,107,593	12,079,647	4,143,966	64,331,206	44,184,682	11,298,583	3,951,374	59,434,639
Service charges receivable	2,460,730	7,147,616	916,126	10,524,472	2,221,373	6,077,822	783,188	9,082,383
Supporting People	84,774	1,510,853	2,060,845	3,656,472	92,701	1,724,189	803,548	2,620,438
Other Support & Care Charges	25,374	562,623	238,644	826,641	15,377	286,014	133,295	434,686
SMNA/Care Charges	-	-	10,074,892	10,074,892	-	-	9,531,914	9,531,914
Grant Amortisation	9,553,279	1,059,320	1,356,716	11,969,315	9,402,025	1,112,952	1,471,764	11,986,741
Other	1,107,411	590	96,899	1,204,900	1,318,248	-	99,182	1,417,430
Gross Income from rents and service charges	61,339,161	22,360,649	18,888,088	102,587,898	57,234,406	20,499,560	16,774,265	94,508,231
Less voids	(1,711,043)	(839,097)	(1,548,388)	(4,098,528)	(1,485,175)	(722,159)	(1,564,943)	(3,772,277)
Net Income from rents and service charges	59,628,118	21,521,552	17,339,700	98,489,370	55,749,231	19,777,401	15,209,322	90,735,954
<i>Operating Costs</i>								
Bad debts (rent and service charges)	223,151	147,595	75,820	446,566	235,587	111,253	219,342	566,182
Services	3,411,595	6,294,341	3,422,586	13,128,522	3,107,804	6,316,943	4,535,642	13,960,389
Supporting People	154,176	1,911,232	1,921,879	3,987,287	123,011	1,765,273	1,293,180	3,181,464
Other Support & Care Charges	23,483	469,443	7,870,367	8,363,293	98,182	2,093,907	6,657,238	8,849,327
Management costs	4,255,551	1,551,323	1,310,406	7,117,280	3,961,523	1,418,893	1,161,043	6,541,459
Maintenance Admin costs	1,507,985	986,016	323,834	2,817,835	1,106,758	913,587	338,841	2,359,186
Planned & cyclical maintenance	4,260,402	4,725,467	1,175,854	10,161,723	2,618,770	4,759,970	1,722,344	9,101,084
Reactive maintenance	8,156,261	3,612,702	1,416,879	13,185,842	7,189,147	4,001,639	1,099,129	12,289,915
Major repairs	594,432	169,312	201,346	965,090	806,270	-	428,126	1,234,396
Ground rent	10,656	(195)	(363)	10,098	1,842	17,973	1,838	21,653
Depreciation of social housing	11,974,002	2,409,332	1,618,202	16,001,536	12,649,858	1,574,110	1,446,666	15,670,634
Rates discount	(383,261)	(95,055)	(4,084)	(482,400)	(390,879)	(98,957)	(4,948)	(494,784)
(Gain)/loss on disposal of fixed assets	-	(638,227)	-	(638,227)	(1,103,213)	-	-	(1,103,213)
Admin costs	3,900,161	1,421,769	1,200,972	6,522,902	3,542,111	1,306,940	1,079,742	5,928,793
Total social housing expenditure	38,088,594	22,965,055	20,533,698	81,587,347	33,946,771	24,181,531	19,978,183	78,106,485
Operating Surplus/(deficit) on social housing	21,539,524	(1,443,503)	(3,193,998)	16,902,023	21,802,460	(4,404,130)	(4,768,861)	12,629,469

Notes to the financial statements for the year ended 31 March 2024

35 Turnover, operating costs and operating surplus or deficit from social housing activities – Association (continued)

Social Housing Activities (continued)	General Needs Housing £	Sheltered Housing £	Care/ Supported Housing £	Total Social Housing £	General Needs Housing £	Sheltered Housing £	Care/ Supported Housing £	Total Social Housing £	2023 Total Social Housing £
DFC allowances									
Management allowances	3,560,634	1,315,314	474,804	5,350,752	3,400,848	1,314,522	474,804	5,190,174	5,190,174
Management costs	(4,255,551)	(1,551,323)	(1,310,406)	(7,117,280)	(3,961,523)	(1,418,893)	(1,161,043)	(6,541,459)	(6,541,459)
Surplus/(deficit)	(694,917)	(236,009)	(835,602)	(1,766,528)	(560,675)	(104,371)	(686,239)	(1,351,285)	
Maintenance allowances									
Planned and cyclical maintenance	4,172,056	1,541,176	556,336	6,269,568	3,984,832	1,540,248	556,336	6,081,416	6,081,416
Reactive maintenance	(4,260,402)	(4,725,467)	(1,175,854)	(10,161,723)	(2,618,770)	(4,759,970)	(1,722,344)	(9,101,084)	(9,101,084)
Maintenance Administration	(8,156,261)	(3,612,702)	(1,416,879)	(13,185,842)	(7,189,147)	(4,001,639)	(1,099,129)	(12,289,915)	(12,289,915)
Surplus/(deficit)	(1,507,985)	(986,016)	(323,834)	(2,817,835)	(1,106,758)	(913,587)	(338,841)	(2,359,186)	
Gross income from rents and service charges									
Technical				50,678,472				46,514,133	46,514,133
Non-Technical				38,735,211				34,589,927	34,589,927
Total				89,413,683				81,104,060	

Notes to the financial statements for the year ended 31 March 2024

35 Turnover, operating costs and operating surplus or deficit from social and non-social housing activities – Association (continued)**Non-social Housing Activities**

	2024 £	2023 £
Operating income		
Connect 24	3,057,078	2,818,641
Development Allowances	1,117,216	1,888,805
Affordable Home Sales	380,000	349,900
Staying Put (Supporting People)	407,126	413,351
Staying Put Other Income	2,237	1,529
Care Services	281,100	289,271
Other Income	623,928	568,079
Total non-social housing income	5,868,685	6,329,576
Operating costs		
Connect 24 costs	2,535,148	2,287,276
Development	1,273,163	1,196,119
Affordable Home Sales	325,756	325,756
Administration costs	-	432,031
Staying Put (Supporting People)	309,039	279,180
Care services	553,428	355,554
Depreciation of non-social housing assets	280,813	259,018
Total non-social housing expenditure	5,277,347	5,134,934
Operating surplus on non-social housing	591,338	1,194,642

36 Pension commitments

The net pension surplus shown below under section 28 of FRS 102, which deals with the accounting for employee benefits, does not represent a shortfall which requires short term cash funding. The amount shown below is calculated to comply with the Financial Reporting Standard, the specific requirements of which differ from the basis on which pension liabilities are actuarially calculated for the purpose of the ongoing funding of the scheme. The Financial Reporting Standard requires:

- (i) actuarial deficiencies to be recognised immediately as a liability in the financial statements rather than being spread forward over employees' remaining service lives; and
- (ii) the actuary, in valuing the scheme's liabilities, is required to use a bond yield as the discount rate for valuing future liabilities, rather than a rate that reflects the expected return on the scheme's particular asset portfolio, with the result of an apparent increase in the present value of future longer-term liabilities.

The below is in relation to employees and ex-employees who are members of the NILGOSC and SHPS pension scheme.

NILGOSC pension scheme is considered a related party of the Association. The most recent valuation was conducted as at 31 March 2024 by a qualified actuary for the purpose of the disclosures below.

Notes to the financial statements for the year ended 31 March 2024

36 Pension commitments (continued)

The major assumptions used by the actuary were:

	2024	2023	2022	2021
Rate of increase in salaries	4.10%	3.00%	2.97%	2.51%
Rate of increase in pensions in payment	2.60%	2.70%	3.00%	2.80%
Discount rate	4.80%	4.70%	2.70%	2.05%

The mortality assumptions used were as follows:

	2024 Years	2023 Years	2022 Years	2021 Years
Longevity at age 65 for current pensioners:				
- Men	21.7	21.2	21.8	21.9
- Women	24.6	25.0	25.0	25.1
Longevity at age 45 for future pensioners:				
- Men	22.7	23.2	23.2	23.3
- Women	25.6	26.0	26.4	26.5

The assets in the scheme were

	2024 £'000	2023 £'000
Equities	46,609	38,081
Property	10,346	10,663
Government Bonds	18,559	19,612
Corporate Bonds	4,480	2,856
Multi Asset Credit	14,186	12,662
Cash	5,973	6,188
Other	6,506	5,141
Total market value of assets	106,659	95,203
Present value of scheme liabilities	(71,117)	(69,353)
Unrealised asset	(35,542)	(25,850)
Net pension surplus	-	-

Reconciliation of fair value of scheme assets

	2024 £'000	2023 £'000
At 1 April	95,203	103,718
Interest income on assets	4,510	2,829
Remeasurement gains/(losses) on assets	5,442	(13,460)
Employer contributions	3,145	3,514
Member contributions	396	402
Benefits paid	(2,037)	(1,800)
At 31 March	106,659	95,203

Notes to the financial statements for the year ended 31 March 2024

36 Pension commitments (continued)

Reconciliation of present value of scheme liabilities	2024	2023
	£'000	£'000
At 1 April	69,353	98,417
Current service cost	1,412	2,768
Interest expense on defined benefit obligation	3,222	2,639
Contributions by participants	396	402
Actuarial (gains)/losses on liabilities	(1,229)	(33,073)
Net benefits paid out	(2,037)	(1,800)
At 31 March	71,117	69,353

Analysis of the amount charged to income or expenditure are as follows:

	2024	2023
	£'000	£'000
Current service cost	1,360	2,768
Net interest (income)/cost	(78)	47
	1,282	2,815

Actuarial losses and gains

The total amount of actuarial gains/losses recognised in other comprehensive income is a loss of £3,021,000 (2023: loss of £2,605,000).

Amounts for current and previous three years:

	2024	2023	2022	2021
	£'000	£'000	£'000	£'000
Scheme liabilities	(71,117)	(69,353)	(98,417)	(104,643)
Scheme assets	106,659	95,203	103,718	93,889
Surplus / (deficit)	35,542	25,850	5,301	(10,754)

The surpluses arising have not been recognised in accordance with the Scheme rules.

37 Contingent liabilities

The accumulated amount of Housing Association Grant amortised and released to reserves as at 31 March 2024 was £216,585,445 (2023 - £208,104,721). The possibility of any reimbursement to the Department for Communities is considered to be unlikely as the housing properties are expected to continue to be made available for social housing for the foreseeable future.

38 Capital commitments - Housing Properties - Group

	2024	2023
	£	£
Contracted for but not provided in the financial statements	80,594,038	64,276,645

The Group anticipates that this expenditure will be funded by a combination of Housing Association Grant from the Department for Communities and private finance, both external and internal.

Notes to the financial statements for the year ended 31 March 2024**39 Operating lease commitments**

At 31 March 2024 the Association had the following future minimum lease payments under a non-cancellable operating lease for motor vehicles for each of the following periods:

	2024	2023
	£	£
Within one year	41,447	67,744
Between two to five years	-	43,166

40 Related party transactions

The company has taken advantage of the exemption contained in Paragraph 33.1A of FRS102 not to disclose any transactions with its subsidiary undertakings on the grounds that they are all 100% subsidiaries and these are consolidated financial statements.

The company is also an admitted body to the Northern Ireland. Local Government Officers' Superannuation Committee (NILGOSC) and makes contributions on behalf of those of its employees who are in the scheme.

Details of the subsidiaries are disclosed in Note 18.

Radius Housing Association Limited

Northern Ireland - Charity number 102575

Annual report



Annual Report 2023-24

Improving lives and communities through our homes, care and support

A Welcome Message - from the Chair of the Board and the Chief Executive

At Radius we aim to improve lives and communities through our housing, care and support. Our commitment to safety, security and sustainability underpins our service offering. Every day our people, through engagement, dedication and creativity, aim to empower tenants and communities within a shared vision.

As a housing provider and social enterprise, we aim to deliver and maintain quality homes and to support our tenants and residents in sustaining their tenancies.

Our homes serve as enablers for better health, enhanced education and employment prospects and ultimately greater life-fulfilment and dignity for all.

Our staff and business partners are working together to deliver the best possible value and outcomes for all our customers in these challenging times.

ECONOMIC CHALLENGES

The economic challenges of the last year have had a marked impact on the communities we serve, our supply chains and our business. The need to support our customers and build resilience across our neighbourhoods remains our prime focus. This year we increased the level of investment in our homes and systems, we modernised our repairs service and continued to expand our community investment offering.

While we welcome the return of the NI Assembly, we acknowledge that the underlying budget constraints and the forecast reductions in capital and revenue spending will determine whether Radius can deliver on its objectives for 2024/25. Amidst the political and economic uncertainty our customers experienced acute financial hardship in the form of spiralling food, energy and fuel costs on the back of unprecedented increases in inflation and interest rates. From a business perspective we faced rising costs in materials and bought-in services in almost every aspect of our operations. The global

challenge of skilled labour shortages has similarly impacted on our performance and the capacity of our contracting partners; despite the best efforts of all our people, added investment in new systems and modern work practices

For many of our tenants the widening gap between household income and the day-to-day cost of food, fuel and energy forced many to have to choose to 'eat or heat.'



Without our continual intervention, many tenancies would undoubtedly have failed.

Over the past 12-months, customers were shielded from over £1.6m of service charges while over £3m of value-added services and efficiencies helped sustain tenancies and whole communities. Our Community Investment Team organised no less than 190 workshops and events with over 10,000 attendees, helping to build resilience across our neighbourhoods.

To further cement this vital support, we recently launched the Radius Foundation to help promote economic, social and environmental wellbeing across all our communities.

TENANT ENGAGEMENT

At Radius we are keen to understand the needs of our tenants. Our tenant engagement programme is shaping and enhancing core services with service users helping to design and specify targets for contractors.

Having been the first local association to submit to the Supporting Communities Tenant Participation Accreditation in 2021/22 and securing the Silver Award, we are delighted after re-accreditation in June 2024 to be the first Housing Association in Northern Ireland to achieve the Gold Award.

OUR CORE FOCUS - TENANT FIRST

This is the third year in our current corporate planning cycle, 2022/23 to 2026/27. We are implementing key changes with respect to our core housing management and compliance IT systems.

We continue to bed-in our customer contact centre along with new contracting partners providing our repairs service.

Our business theme for 2024/25 is 'Tenant First' ensuring we keep customer interest front and centre of all our efforts and actions.

PEOPLE & CULTURE

We continue to modernise and evolve our business while improving processes and reducing waste. Our hybrid working practices are now well established and we look forward to rolling out the next stages of our People and Culture Strategy.

Martin Pitt, Chairperson



John McLean OBE, Chief Executive



Highlights of the year

Providing the best possible services, with our partners, for the benefit of our customers.

Radius is the largest social enterprise and housing association on the island of Ireland managing over 13,900 homes and supporting close to 33,000 households.

Radius offers a range of housing support for general needs families, older people and those with disabilities and complex needs. We work with voluntary and charitable partners and Health and Social Care Trusts supporting homeless people and other marginalised groups.

We directly manage Housing-with-Care schemes for people with dementia. Meanwhile our Connect 24 business supports vulnerable people with a responsive 24 hour 365 day telecare service in 19,747 homes.

Through our work we seek to enable people to maximise their potential, live with dignity and contribute to their communities.

We believe that everyone is entitled to a place they can call home, that is safe, secure and affordable. From this firm foundation their educational, employment, health and quality-of-life prospects will be greatly enhanced, enabling communities to thrive.

Our purpose

Is to improve lives and communities through our homes, care and support.

Key Performance Indicators

A1 Moody's
Credit Rating

£104m
TURNOVER

We manage over
13,900
Across Northern Ireland

732
New Homes
Under construction

3.59%
Housing Voids
(Includes those for major works)

192 Complaints from
33,000 Households

90%
believe Radius staff are
friendly & approachable

Operational Highlights

73%
Overall
Customer
Satisfaction

254
SOCIAL HOMES
Created & Rented

85%
of Radius homes
AT EPC-C LEVEL
OR ABOVE

190
Community Events
Programmes & Projects
Across Northern Ireland

Supporting Customers

Supporting in excess of
33,000
Households

circa **900**
RADIUS STAFF
ACROSS NI

Connect24
19,747
households connected
to emergency alarm service

2,400
HOMES
FOR PEOPLE WITH
COMPLEX NEEDS

Everyone has a place

Radius
HOUSING



Customer First

Providing the best possible services, with our partners, for the benefit of our customers.

- Taking customer service to the next level - harnessing new technology.
- Supporting older people - to maintain independence, dignity and quality of life.



Everyone has a place

Radius
HOUSING

Taking customer service to the next level - harnessing new technology.

Powerful CRM functionality providing a 360° view of customers enabling us to track and manage tenant interactions more efficiently in real time.

In recent years we set about transforming our customer service with the creation of a centralised Customer Service Centre dedicated to addressing tenant queries and issues, promptly and effectively.

Our ability to grow and see this service come to fruition was hampered during the early years by recruitment challenges and end-of-life housing management technology.

In 2023/24 we made significant strides in driving forward positive recruitment campaigns and have achieved a full complement of Customer Service Advisors who are now achieving a service level target of 94% and above.

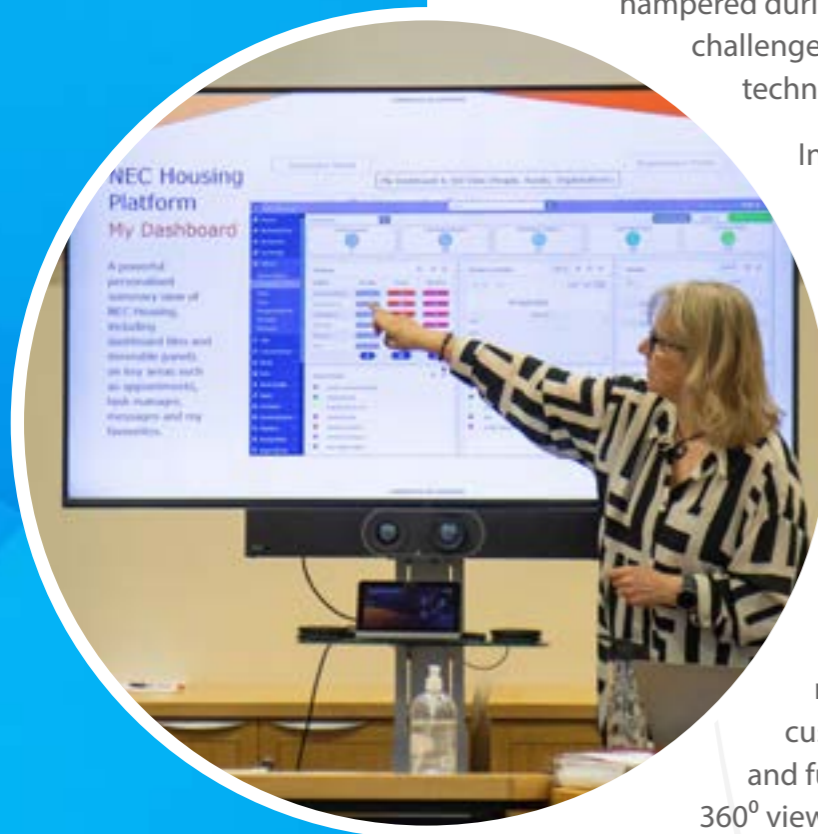
Our approach to customer service is not just about meeting expectations, but creating memorable experiences. To drive forward this objective we embarked on the procurement of a new housing management system and customer service portal to provide modern and future proofed technology offering a 360° view of the customer and access to real time information.

We are delighted to be implementing the new NEC Housing Management System to support tenancy management and property maintenance of customer ' homes.

Powerful CRM functionality will provide a 360° view of customers enabling us to track and manage tenant interactions more efficiently in real time. This will take us a step closer on our digital journey and goal of empowering our people, regardless of whether they are office based or working in a customer's home, to deliver a high-quality and responsive service.

We will offer a new self-service communication channel via an App or web-based device providing up-to-date information on rent accounts, tenancy related information and progress on repair requests for those customers who prefer to be digitally engaged. Working closely with our Tenant Engagement Panels on the design of this feature will be a hugely important factor in successful implementation and forms a key part of the overall road map for delivery of the project.

We look forward to the launch of NEC Housing in the Spring of 2025 and seeing the positive impact on the overall customer experience at Radius.



**CUSTOMER
SERVICE
CENTRE**

Responding to tenant enquiries

Supporting older people - to maintain independence, dignity and quality of life.

Age Friendly Strategy delivering sustainable services that support health and wellbeing, financial security and engagement in local communities.

Having introduced sheltered housing to Northern Ireland, Radius has become the largest provider of independent living for 4,100 households of tenants of 55 years and over.

The breadth of our services along with demographic projections indicate the Northern Ireland population will age at a faster rate than the rest of the UK, prompting us to develop a new strategic approach to ensure our services will continue to be sustainable and relevant in the long term.

Our Age Friendly Strategy outlines the current strategic context and the specific commitments and targets we aim to meet. The strategy is underpinned by a change to how operational services are delivered with the recent implementation of a new staffing structure creating a separation between the management of older people's housing from general family housing. Taking this approach has enabled us to increase our focus on the older people services we provide and devote more time and attention to creating environments where people can thrive, feel secure and actively participate in their community.

'Recent research by Age NI, has shown that 1 in 3 older people in Northern Ireland said that they sometimes or always experience loneliness.'

Tackling social isolation is a key theme of the strategy and we aim to build on what we do already. Radius currently provides Day Care Services to tackle social isolation for older people. Our Connect 24 service carried out 183,237 automated well-being calls in 2023/24 to check on the wellbeing of our people. We also encourage tenants to get involved in how their services are managed and have success with 74% of our interested tenants

aged 55+, actively shaping our services through regular communication and engagement. In addition, Radius awarded an average of £14k grant funding during the year for tenant-led projects in independent living schemes.

Quality of life for older people is enhanced through financial wellbeing. We seek to maximise their income through the work of our designated Welfare Advice Team and have recovered an average of £672k+ per annum for tenants each year. For many people this affords them the opportunity to engage in a more dignified life as well as ensuring they are better able to eat well, heat their homes and maintain their independence.



Explore More



Tenant Conference Highlights



Connect24 respond to **1,269** calls for assistance per day



4,000 HOMES FOR +55s



2,400 HOMES FOR PEOPLE WITH COMPLEX NEEDS



Great Places

Build and maintain safe and sustainable homes in thriving communities.

- Making connections - through housing, leisure and community.
- Investing in care - supporting our most vulnerable.
- Rising to the challenge - investing in existing homes.
- Building communities - through diversity in art.



Making connections - through housing, leisure and community.

A unique collaboration delivering new social homes, extension and refurbishment of a multi-use community facility and investment of more than £20million in the Creggan area.

As a social housing developer, we regularly face challenges finding suitable, viable sites for substantive high quality housing projects. We also aspire to deliver new housing developments which successfully integrate with the surrounding area and offer positive economic and social impacts, both in the short and long term.

Finding this perfect blend can be a challenge but when opportunity knocks, we aim to be ready to bring our knowledge and expertise to the table often working with others to bring this aspiration to reality.

The Creggan area of Derry/Londonderry has significant social housing need, but like many urban areas has a lack of suitable land for development of new affordable homes. The area is a close-knit community and the local GAA Club, Sean Dolan's, is a hub for many families not just for sport and wellbeing but also to connect and meet neighbours and friends.

For Sean Dolan's the cost and means of expanding and upgrading their facilities was beyond them as an amateur sports organisation. The need for the facility however, remained strong, as it would allow them to hold events and training throughout the year and help achieve ambitions to expand their club providing more opportunities for young people.

Explore More

Video outlining the Creevagh Heights Development

Radius collaborated with Sean Dolan's to deliver new housing and create new facilities for the club and the wider community, as well as improving the built environment by utilising waste derelict land. Working closely with Sean Dolan's and other partners, we ensured that the community was fully appraised of the proposal, had the opportunity to engage and any solution was reflective of the community's needs and ambitions.

The result of this collaboration was the development of 119 new social homes, extension and refurbishment of the existing club house and provision of a new multi-use community facility and investment of more than £20million in the Creggan area. All of which was achieved with the Department of Communities providing £10.7m, £9.9m investment from Radius for the new homes, and Derry City & Strabane District Council reinvesting £600,000 for the sports facilities.

In March 2023, the first phase of new homes was completed alongside the new club house and sports facilities. The occasion was marked by the First Minister Elect, Michelle O'Neill MLA, the Mayor of Derry City & Strabane, Cllr Patricia Logue and President of the Ulster Council, Ciarán McLaughlin.

This project has delivered a high quality, integrated community project. The new facilities include, an extension of the clubhouse pavilion, a new indoor arena with 3G sports surface, not just for GAA but also other sports such as rugby and football. A multi-purpose room, training space, gym room and meeting rooms, as well as space for dance classes and social events not just for the club but also for the wider community to use.



COMPLETED
119
new energy efficient homes

Investing in care - supporting our most vulnerable.

Scheme refurbishments, excellent staff and care provision, offering modern state-of-the-art facilities for existing and new residents.

At Radius, a rolling 5-year plan to renovate our portfolio of care homes is under constant review.

We have 25 care homes across Northern Ireland and there is a regular need to update and refurbish them to ensure residents can continue to receive the quality care they deserve.

We use specialist building contractors to renovate and transform our care homes into modern facilities, and these refurbishments, alongside excellent staff and care provision, help to future proof the service for existing residents and offer an attractive care and support proposition for new residents.

The latest of these major renovations to be completed was Millbrook Court in North Down where we invested £2 million.

The most significant improvements were to the individual living spaces, which now have ensuite facilities and full refurbishments including wall coverings, carpets and vinyl floorings as well as a total overhaul and replacement of the communal heating, all to provide unsurpassed levels of extra comfort and security:

Ensuites and communal bathrooms

- Installation of 14 new ensuites
- Refurbishment of 36 ensuites
- All sanitary ware replaced and installation of electric showers in communal bathrooms
- New extraction fans and condensation management

Communal heating replacement

Explore More



Millbrook Court
Refurbishment

£2
million
INVESTMENT

- Upgraded with energy-efficient heating and hot water systems
- Installation of weather compensation system and thermostatic radiator valves

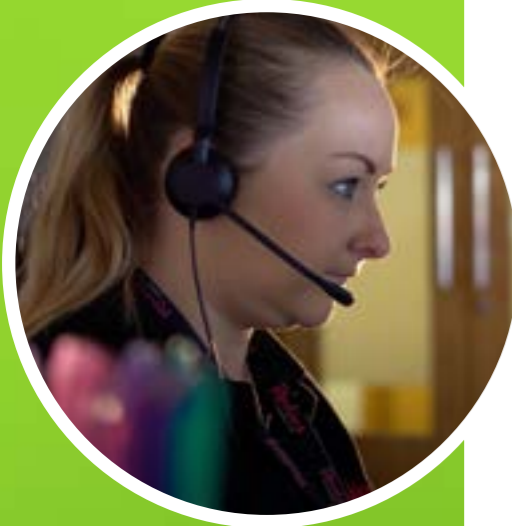
Warden Call System

- NEW and upgraded Tunstall Radius Connect24 system replacement

Glenalina Lodge



As our Care & Support investments continue, we are underway with a transformative refurbishment at Glenalina Lodge in Belfast, investing £4 million including comprehensive and full electrical rewire, replacement of all plumbing pipework, fire protection works and fire alarm system overhaul.



Rising to the challenge - investing in existing homes.

Supporting tenants to eradicate condensation, damp and mould in their homes.

We recognise that condensation, damp and mould can adversely impact healthy living and the wellbeing of our tenants.

Rising damp, penetrating damp and condensation are common types of damp affecting a home and many of us may experience damp in our homes at some point.

In 2021 Radius launched its first Damp Strategy, targeting older houses and more recently constructed schemes where design or construction flaws had all too early contributed to the onset of dampness, mould and excessive levels of condensation. Since the launch of the strategy, 46 homes have been repaired and modernised at a cost of £2.4m.

We are progressing two major refurbishment schemes at St Johns Close, Belfast and Liscorran, Lurgan, with over £7m of works which will lift EPC-Levels well above the C threshold and help eradicate damp.

In recent years we have noted rising numbers of customers reporting severe condensation which we believe relates mainly to fuel poverty. As a result we revisited our Damp Strategy to widen its scope and set a revised action plan for delivery in 2023-2024.

Dealing with the problem as quickly as possible alongside providing customers with support and advice on how to spot and prevent damp and mould in their home is at the heart of our approach. Actions taken to date include:

- **Setting up a new dedicated Dampness Task Team to manage cases and support customers to address the root cause of different types of damp and mould in their homes.**
- **Delivery of training on damp, condensation and mould to customer facing staff and to all our MTC contractors.**
- **Improved partnership working with contractors who immediately notify us of any damp and mould concerns whilst visiting customer homes.**
- **Updated policy and procedures to include details on the health and vulnerabilities of residents in damp properties so that remedial action can be taken quickly.**
- **Launched a new Condensation, Damp and Mould online reporting form on our website alongside easy access to information and resources to assist customers to better understand how they can help to reduce condensation in their homes.**



Explore More



Visit our website to find out more

2 MAJOR REFURBISHMENTS PLANNED

£7m

Lifting EPC-Levels well above the C threshold

Building communities - through diversity in art.

Creating opportunities for individuals to come together, express themselves, and engage with art.

We see the arts as an essential way for creating healthy, vibrant and safe communities. The Arts act as a 'common language' a way to communicate and connect with others even if we have different social, cultural or economic backgrounds.

A four-year tenant-led Diversity in Art Project delivered in partnership with Radius as part of our 'Housing for All' Shared Housing Programme illustrates how bringing individuals and groups together from a range of cultures and backgrounds, while providing a safe space with a common goal, can create a more healthy, happy and cohesive community.

Tenants from the Ravenhill Shared Development including Global Crescent, Ravenhill Avenue and Cantrell Close, facilitated by local artist Dee Craig from Belfast Mural Art and supported by Radius, worked collectively through weekly workshops and engagement activities to decide what key messages they wanted to promote and reflect through art within the area they lived in.

Participants drew inspiration for their vision from attending a mural art tour around Belfast, which helped to create ideas of what they would like to be included. This also allowed them to consider what they didn't want.

To finalise the artwork design and continue to build on the relationships built throughout the project, participants attended a weekend residential at Corrymela which solidified the group and helped develop the full vision and concept for the artwork. As well as creating amazing artworks the project delivered many positive outcomes for the participants and their community.

Strong relationships were developed between neighbours from a diverse range of cultures with people continuing to support each other outside the weekly sessions and well after the project ended. The program contributed to restorative practices where there had previously been conflict, tension and a breakdown in relationships. It provided a platform to build on and improve understanding, to reach resolution in solving problems and created a sense of safety and community cohesion.

New Lifelong Skills were learnt through the medium of art, including groupwork skills, paper flower making, creative writing, poetry and graphic design.

A Creative Community Art Project video tells the story from participants in their own words including the journey of all the people involved and their messages promoted through four key themes: Our Children & Young People, Our Cultural Community, Our Diverse Community and Our Safe Community.

This community initiative was recognised at the CIH All Ireland Housing Awards 2024, in the "More Than Bricks & Mortar" category for a Creative Community Art Project.



Explore More



Creative Community Art
Collaboration



Empowered People

Great and agile places for our staff to develop, innovate and collaborate.

- Investing in our people - nurturing new and existing talent.
- Striving to provide the best possible services - rewarding excellence.
- Building for the future - delivering new energy efficient and sustainable homes.



Investing in our people - nurturing new and existing talent.

We are passionate about delivering great services and rely on the support of our talented and committed people to achieve this.

Creating pathways to employment for new talent while investing in the development of colleagues so they can contribute more, are engaged and feel valued, is a central focus of the Radius Academy.

The Academy programmes aim to boost skills through the creation of 'Earn as You Learn' entry level roles by way of internships, apprenticeships, and graduate schemes for those interested in kick-starting a career in housing or care and support.

This year we launched our Apprenticeship Programme, in ICT, HR and Corporate Services and Communities. We also commenced a school engagement programme which will see employees across Radius partner schools within our local communities sharing advice on interview skills, CV building, career advice and providing starter packs.

As a dynamic and agile organisation, we must be able to adapt and build the skills within our management team to ensure they are equipped to provide good motivational and supportive management to their teams.

In 2023/24 we refreshed our Management Development Programme focusing on individual performance, building resilient leadership and the development of effective communications and engagement skills. This will lead to higher performing teams delivering greater service at all levels. The Management Development Programme will continue into 2024/25 and remains integral to our Academy approach.

We are committed to the personal development and growth of all colleagues across the Association and through the Academy deliver tailored in-house training and development courses to enable all our people to realise their full potential, advance their career prospects and to deliver services that better meet the needs and expectations of our customers and the communities we serve.



Explore More



Visit our
Radius Academy

 **£300k**
Training &
Development

Striving to provide the best possible services - rewarding excellence

Celebrating success and industry recognition for the work of our people in partnership with tenants and our communities.

DELIVERING FOR COMMUNITIES IN NORTHERN IRELAND

Throughout 2023/24, we held 190 community events, programmes and workshops with 54 partner organisations with over 10,000 participants. We also funded a further 43 projects from our Community Chest fund.

In 2024, as a result of these activities through the excellent work of our people and the positive engagement with tenants and communities, Radius was accredited Gold by Supporting People's TP Accreditation Team - a first in Northern Ireland.

NORTHERN IRELAND SOCIAL ENTERPRISE AWARDS

We were also delighted to have been awarded "Social Enterprise of the Year" at the annual Social Enterprise NI Awards 2023.

Celebrating and recognising the achievements of Social Enterprises and their contribution to the local economy, these awards are amongst the most prestigious within the sector.

COMMUNITY RELATIONS COUNCIL

We were also winners at this year's CRC Good Relations Awards 2024 held at Mossley Mill, Newtownabbey and hosted by the BBC's Mark Simpson.

We secured the Good Relations Community Champion Award for The Celebrating Difference Together TREK initiative. This has involved schools with their communities through participation on a community-focused educational programme to explore, in a fun and engaging way, how all families and communities are different.

Children and parents have been encouraged to see 'difference' as a good thing and embrace the shared values of Truth, Respect, Empathy and Kindness (TREK).



Explore More



Championing
Community Relations

 **190**
Community Events
Programmes & Projects
Across Northern Ireland

Building for the future - delivering new energy efficient and sustainable homes.

Recognition for the design, aesthetics and utilisation of innovative building methods in the construction of new homes.

This year we started 239 new homes on site designed to EPC Level A, completed a further 254 homes with 732 homes under construction on sites across Northern Ireland. During this period, we increased our 'Housing for All' shared future neighbourhoods to 14.

DOUBLE WINNERS AT THE BELFAST TELEGRAPH PROPERTY AWARDS 2023

We were delighted to be named winner of Residential Development of the Year 2023 for our Moylinney Court development in Newtownabbey. This is Northern Ireland's first ever residential development for older people, designed to HAPPI principles. These principles seek to ensure older persons' housing offers an attractive alternative to the family home and has the ability to adapt over time to meet peoples changing needs.

The judges were very impressed by quality of design of the 20 apartments and the positive feedback from tenants, commenting that such stand-out factors influenced their final decision.

Securing our second award, Radius was named winner of Climate Initiative of the Year. Judges cited our comprehensive approach to tackling climate change in the property sector, having undertaken various initiatives to reduce carbon emissions in existing properties and new builds, along with other eco-friendly improvements.

Explore More



[Read our ESG Strategy 2023-24](#)

ESG REPORT

We launched our second Annual Environmental, Social and Governance (ESG) Report, setting out our priorities and the actions we will take to tackle sustainability and climate change whilst ensuring the best outcomes for customers, our communities, and the planet.

RTPI AWARDS 2024

We were awarded the Annual RTPI (Royal Town Planning Institute) Awards for Planning Excellence. Again, this was for our HAPPI project at Moylinney Court.

The Judges' commented, *"This is an exemplar scheme, whereby the apartments are designed to be an attractive alternative to the family home, suitable for adaptation to meet the changing needs of tenants. The experiences of the tenants indicate that a community has been created which is peaceful and safe and has had a positive impact on residents' health and well-being"*

MAKING OUR EXISTING HOMES MORE ENERGY EFFICIENT

85% of our existing homes are EFC Level C or above and this compares very favourably with the Northern Ireland residential average of 64%.



85%
of Radius homes
AT EPC-C LEVEL
OR ABOVE





Assured Business

Being compliant, resilient, vigilant and innovative.

- EFL - Putting Northern Ireland Social Housing on a European Stage.
- Retrofitting Older Properties - a new sustainable way.
- Value For Money - integral to our long-term business model.



EFL - Putting Northern Ireland Social Housing on a European Stage.

The EFL Network offers access to relevant insights, information and expertise from the European housing sector. Events, research and projects, ensure its members and associates remain at the forefront of innovative property and community development.

The European Federation for Living (EFL) is a network of housing associations, companies and experts working to create more affordable sustainable housing across Europe. It has over 70 members and associates from 19 European countries, with a joint portfolio of more than 1.300,000 dwellings and business units across Europe.

Radius was proud to host the Autumn Conference, facilitating the shared knowledge of social housing providers with the cutting-edge thinking of leading universities and the innovative work of private sector companies.

The conference, based at Ten Square Hotel, featured an eclectic agenda with speakers delivering presentations and participative workshops based on the overarching theme of the two-day event – International Responses to Shared Housing Challenges.

Presentation topics and workshops included:

- Looking at Future Living Solutions for an Ageing Society
- The Role of Artificial Intelligence in Housing
- Regeneration of the Markets Area of Belfast

- A Case Study of Radius Community Investment and Shared Futures
- The Regeneration of the Titanic Quarter

During their visit, delegates experienced the architecture of Belfast City Hall and were hosted by the Lord Mayor. They also took in a tour of Belfast's historical housing past.

An evening reception and dinner was hosted at the Great Hall at Queen's University accompanied by music and entertainment from Beyond Skin, who have close ties with the Radius Communities Team, working together on various social projects to enhance diversity and challenge racial and cultural stereotypes through music and the arts.

The event was an overwhelming success with many attendees, being impressed by Belfast and our rich social housing legacy, took away new insights and ideas to develop further in their own spheres of work.



The Conference, hosted by Radius, was well supported by our stakeholders and sponsors



Explore More



EFL Highlights

European Federation for Living



Retrofitting older properties - a new sustainable way.

Putting sustainability at the heart of what we do by making our existing homes safe and energy efficient.

In 2023/24 we started work on a major sustainability pilot project at the St John's Close apartment development in Belfast city centre. This ambitious retro-fitting project would go on to win at this year's Unlock Net Zero Awards held in Manchester.

This project is an important element of the Radius ESG strategy, and will inform how we approach further retro-fitting works.

St John's Close was built in the early 1990s and requires major repairs on both the interior and exterior of the building. As well as addressing energy efficiency and sustainability, the works will also upgrade the fire safety standards throughout.

The 46-apartment block is undergoing a £4.4million retrofit which will significantly raise the energy efficiency of the apartments resulting in savings on energy bills for tenants.

The design has been developed following a detailed process of engagement with tenants, to better understand their lifestyles and energy needs.

SCOPE OF WORKS

The internal works will include damp proofing, new kitchens and bathrooms, new heating systems and full rewiring. The external works will include new windows and doors, a roof upgrade, external insulation cladding and the installation of solar panels, all significantly increasing the Energy Performance Certificate rating of the building, delivering savings for tenants on their electricity and heating costs.

CAREFUL PLANNING AND CONSULTATION

The works have been carefully planned following an extensive pre-design and investigation process, which looked at a range of factors, such as water consumption, waste and recycling and the health and wellbeing of tenants relating to sound, natural lighting, private space and security.

This is a significant and important project for Radius and for our tenants. In our ESG Plan we set out the targets we wanted to achieve in terms of de-carbonisation, sustainability and energy efficiency, and this significant investment in St John's Close shows our commitment to meeting these targets.



Explore More



Visit our website
ESG Governance



Watch the ESG
Launch Video

Across Radius



PV Panels
710,000kWh on
400
rooftops



ENERGY USE
CUT BY
3%

'ZERO-CARBON' CHALLENGE
Modernisation & Retrofitting
Our older properties



£25M
INVESTMENT

Value For Money - maximising assets and resources for the benefit of our customers

Achieving Value for Money (VFM) and continuous improvement remain key priorities for Radius. We aim to utilise our assets and resources as much as possible to meet the needs of existing and future tenants and residents.

The post-pandemic business environment has proved very challenging with almost no opportunities presenting for savings through tendering and re-procurement.

That said the Radius team has not let up in their search for greater VFM in the form of efficiencies, reduced waste and the accessing of funding and value-added services whose costs are not borne by our customers. These include:

- Maximising the 'Housing for all' fund for shared communities
- Shielding of customers from the full extent of actual costs
- Reduced waste in the goods and services we procure
- Establishing processes for recovering charges for damage and misuse of properties
- Higher performance through empowered staff
- Maximising our social value
- Positive customer and staff engagement
- Community safety and regulatory compliance

We work collaboratively across traditional business unit boundaries, harnessing the innovation and creativity of our people, our customers and our business partners to deliver improvements through efficiency, effectiveness and economy. Productivity levels have returned to normal pre-pandemic levels and with the assistance of tenants, we have co-designed new contracting frameworks to help reduce wastage and improve customer experiences over time.

Through 2023/24 we invested over £1m in our shared communities. Radius Homes achieved a VAT recovery of around £475k on design services in the year. Meanwhile we shielded tenants from around £1.6m of the actual cost of services by reduced service charges. We donated £51k to a Community Chest Fund for the benefit of our tenants and assisted those most vulnerable by way of our Hardship Fund of £37k.

Apart from the 662,000kWh of solar energy generated from PV panels across our stock, the additional Renewable Obligation Certificates (ROC's) contribution for the same panels reached £112k over the year.

In summary the VFM highlights through 2023/24 included:

Community investment activities	£ 996k
VAT recovery through Radius Homes	£ 475k
Annual PV panel and ROC contribution	£ 112k
Radius Tenant Hardship Fund	£ 37k
Radius 'Community Chest' contributions	£ 51k
Shielding of tenants from heating and service charges	£1,600k



Radius VFM Contributions
£3,271k



'ZERO-CARBON' CHALLENGE
Modernisation & Retrofitting
Our older properties



£25M
INVESTMENT

Summary statements

Consolidated Statement of Comprehensive Income for the year ended 31 March 2024

	2024	2023
	£	£
Turnover	104,460,255	97,067,730
Operating costs	(86,966,611)	(83,243,376)
Operating surplus	17,493,644	13,824,354
Transfer to disposal proceeds fund	(361,504)	(1,336,751)
Transfer from tenant services fund	342,239	406,645
Interest receivable and similar income	765,697	127,659
Interest payable and similar charges	(9,582,244)	(8,439,665)
Net pension income	3,019,743	2,602,947
Exceptional costs	-	-
Surplus for the financial year	11,677,575	7,185,189
Other comprehensive income/(expense):		
Fair value gain on financial instruments	33,942	199,878
Pension scheme deficit reduction payments	(1,319,000)	(1,669,000)
Actual loss/(loss) in terms of pension schemes	(3,021,000)	(2,605,000)
Total other comprehensive (expense)/income	(4,306,058)	(4,074,122)
Total comprehensive income for the year	7,371,517	3,111,067

Consolidated Statement of Financial Position at 31 March 2024

	2024	2023
	£	£
Fixed assets		Fixed assets
Housing properties - depreciated cost	972,744,431	926,893,127
Other tangible fixed assets	6,834,959	9,825,598
Investments	4,936,943	3,985,981
	984,516,333	940,704,706
Current assets		
Stock	10,373,490	9,236,310
Debtors	28,970,439	23,132,980
Investments	275,601	269,325
Cash at bank and in hand	9,845,047	10,104,548
	49,464,577	42,743,163
Creditors: amounts falling due within one year	(56,799,121)	(45,050,766)
Net current (liabilities)/assets	(7,334,544)	(2,307,603)
Total assets less current liabilities	977,181,789	938,397,103
Creditors: amounts falling due after more than one year	(807,183,308)	(775,770,142)
Net assets	169,998,481	162,626,961
Capital and reserves		
Called up share capital	26	26
Capital reserve	277	274
Revenue reserve	169,998,178	162,626,661
Total capital and reserves	169,998,481	162,626,661

Governance

Chair:

Martin Pitt

Vice-Chair:

Lorraine Campbell MBE

Members:

Ciaran Doherty

Stephen Dolan

Linda Kelly

Bobby McConnell

Peter McGuinness

David Quinn

Niall Quinn

Jaclyn Richardson

John Taggart

Helen Walker

Senior Management Team:

John McLean OBE Chief Executive

Anita Conway Director of Development

Fiona McAnespie Director of Care & Support

Aisling McStravick Director of Assets

Sharon Patterson Director of Corporate Services

Alan Thomson Director of Finance & IT

Loma Wilson Director of Communities

Group Structure:

Radius Housing Association Limited provides housing, care and support to communities in Northern Ireland & is the Parent Organisation.

Radius Homes Limited provides property development services to assist the Association in delivering social housing development programme.

Tealstone Developments Limited is the private development arm of the Group.

Profits emerging from the activities of both subsidiaries are gifted back to the Parent Organisation. Both have independent board members.

The Radius Foundation is a charitable trust set up to provide support services to our residents throughout the Northern Ireland. It did not trade during this year.

Independent Members:

Melanie English Tealstone

Iain Lees Tealstone

Des Neill Radius Homes & Tealstone

New Members Appointed:

Linda Kelly December 2023

Bobby McConnell March 2024

Retired/stepped down during the year:

Sloan Harper June 2023

Mary Smith March 2024

Committee Structures:

Radius operates the following standing sub-committees:

- Audit & Risk
- Customer Experience Committee
- Development
- Finance, HR, ICT and Corporate Services



Registrations, Affiliations and Memberships:

Registered under the Industrial and Provident Societies Act (NI) (No IP169)

Registered with the Charity Commission for Northern Ireland (NIC102575)

Registered with the Inland Revenue for Charitable Status (XN 48778)

Registered with the Fair Employment Commission (499)

Registered under the Data Protection Act

Regulated by the Department for Communities in Northern Ireland

A member of the Northern Ireland Federation of Housing Associations

A member of Advice NI Independent Advice Network

A member of the NI Council for Voluntary Action (NICVA)

A member of the European Federation for Living (EFL)

An associate member of the Irish Council for Social Housing

Solicitor: Wilson Nesbitt, 33 Hamilton Road, Bangor, Co. Down BT20 4LF

Internal Auditor: RSM UK, Lanyon Quay, 1 Donegall Quay, Belfast BT1 3LG

External Auditor: Grant Thornton (NI) LLP, 12-15 Donegall Square, Belfast BT1 6JH



Head Office: 3-7 Redburn Square, Holywood BT18 9HZ

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w: radiushousing.org

Everyone has a place

Radius Housing Association Limited

Northern Ireland - Charity number 102575

Annual return

**Independent auditors' report to the members of Radius Housing Association Limited
Report on the audit of the financial statements****Opinion**

We have audited the financial statements of Radius Housing Association Limited (the "Association") and its subsidiaries (together the "Group") for the year ended 31 March 2024, which comprise the Consolidated and Association's statement of comprehensive income, the Consolidated and Association's statement of changes in reserves, the Consolidated and Association's statement of financial position and the Consolidated statement of cash flows, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and accounting standards issued by the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, Radius Housing Association Limited's financial statements:

- give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice of the state of affairs of the Group and the Association as at 31 March 2024 of the assets, liabilities and financial position of the Group and Association's income and expenditure and the Group's cash flows for the year then ended; and
- have been properly prepared in accordance with the requirements of Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, the Housing (Northern Ireland) Order 1992, Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993 and the Charities Act (Northern Ireland) 2008.

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 'Responsibilities of the auditor for the audit of the financial statements' section of our report. We are independent of the Group and Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the FRC's Ethical Standard and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Managements' use of 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 Group and Association's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Strategic Report of the Board of Management, and the Report of the Board of Management. The Board of Management 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 in the financial statements, 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.

**Independent auditors' report to the members of Radius Housing Association Limited
(continued)****Report on the audit of the financial statements (continued)****Matters on which we are required to report by exception**

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 we are required to report to you if, in our opinion:

- the Association have not kept proper books of account; or
- the Association have not maintained a satisfactory system of control over transactions; or
- the financial statements are not in agreement with the Association's books of account; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in this regard.

Under the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, we are required to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the Report of the Board of Management and the Strategic Report is inconsistent in any material respect.

We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the Board of Managements' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102, and for such internal control as directors determine necessary to enable the preparation of financial statements are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group and Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and Association or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Group and Association's financial reporting process.

Responsibilities of the auditor for the audit of the financial statements

The objectives of an auditor 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 their opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatement in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

**Independent auditors' report to the members of Radius Housing Association Limited
(continued)****Report on the audit of the financial statements (continued)****Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud (Continued)**

Based on our understanding of the Group and Association, we identified that the principal risks of non-compliance with laws and regulations related to compliance with Data Privacy law, Employment Law, Environmental Regulations, Pensions Legislation, Health & Safety, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements. The Audit engagement partner considered the experience and expertise of the engagement team to ensure that the team had appropriate competence and capabilities to identify or recognise non-compliance with the laws and regulation. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial performance and management bias through judgements and assumptions in significant accounting estimates, in particular in relation to significant one-off or unusual transactions.

Responsibilities of the auditor for the audit of the financial statements

We apply professional scepticism through the audit to consider potential deliberate omission or concealment of significant transactions, or incomplete/inaccurate disclosures in the financial statement.

In response to these principal risks, our audit procedures included but were not limited to:

- enquiries of management board on the policies and procedures in place regarding compliance with laws and regulations, including consideration of known or suspected instances of non-compliance and whether they have knowledge of any actual, suspected or alleged fraud;
- inspection of the Group and the Association's regulatory and legal correspondence and review of minutes of board meetings during the year to corroborate inquiries made;
- gaining an understanding of the internal controls established to mitigate risk related to fraud;
- discussion amongst the engagement team in relation to the identified laws and regulations and regarding the risk of fraud, and remaining alert to any indications of non-compliance or opportunities for fraudulent manipulation of financial statements throughout the audit;
- identifying and testing journal entries to address the risk of inappropriate journals and management override of controls;
- designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- challenging assumptions and judgements made by management in their significant accounting estimates, including useful economic life of housing and non-housing properties, and defined benefit assumptions; and
- review of the financial statement disclosures to underlying supporting documentation and inquiries of management.

The primary responsibility for the prevention and detection of irregularities including fraud rests with those charged with governance and management. As with any audit, there remains a risk of non-detection or irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or override of internal controls.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the Association in accordance with section 43 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, section 65 of the Charities Act (Northern Ireland) 2008, regulations made under section 66 of that Act (Part 4 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and article 19 of The Housing (Northern Ireland) Order 1992. Our audit work has been undertaken so that we might state to the Association those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association as a body, for our audit work, for this report, or for the opinions we have formed.



Louise Kelly FCA (Senior Statutory Auditor)

For and on behalf of

Grant Thornton (NI) LLP

Chartered Accountants & Statutory Auditors

Belfast

Northern Ireland

DATE: 27/6/24.

Consolidated statement of comprehensive income for the year ended 31 March 2024

	Note	2024 £	2023 £
Turnover	5	104,460,255	97,067,730
Operating costs	6	(86,966,611)	(83,243,376)
Operating surplus	7	17,493,644	13,824,354
Transfer to Disposal Proceeds Fund	10	(361,504)	(1,336,751)
Transfer from Tenant Services Fund		342,239	406,645
Interest receivable and similar income	11	765,697	127,659
Interest payable and similar charges	12	(9,582,244)	(8,439,665)
Net pension income	13	3,019,743	2,602,947
Surplus before tax for the financial year		11,677,575	7,185,189
Taxation	14	-	-
Surplus for the financial year		11,677,575	7,185,189
Other comprehensive income/(expense):			
Fair value gain on financial instruments		33,942	199,878
Pension scheme deficit reduction payments		(1,319,000)	(1,669,000)
Actuarial loss in respect of pension schemes	36	(3,021,000)	(2,605,000)
Total other comprehensive expenses		(4,306,058)	(4,074,122)
Total comprehensive income for the year		7,371,517	3,111,067

The notes on pages 27 to 51 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Group.

Consolidated statement of changes in reserves for the year ended 31 March 2024

	Note	2024 £	2023 £
Surplus for the financial year		11,677,575	7,185,189
Fair value gain on financial instruments		33,942	199,878
Pension scheme deficit reduction payments		(1,319,000)	(1,669,000)
Actuarial loss recognised in pension scheme	36	(3,021,000)	(2,605,000)
Issue of share capital	28	3	1
Net addition to capital and reserves		7,371,520	3,111,068
Opening total capital and reserves		162,626,961	159,515,893
Closing total capital and reserves		169,998,481	162,626,961

Radius Housing Association Limited

Northern Ireland - Charity number 102575

Accounts

Radius Housing Association Limited
Annual Statement of Accounts
for the year ended 31 March 2023

Annual Statement of Accounts for the year ended 31 March 2023

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Board of Management and advisers

Board of Management

Mr M Pitt FCA, MAcc, BSc Hons [Chair]
Mrs L Campbell MBE BA (Hons), DIPL, PGIDg [Vice Chair]
Mr C Diamond BSc (Hons) (Resigned 28 June 2022)
Mr C Doherty BSc (Hons), MSc, MRICS
Mr S Dolan BSc (Hons), PhD, IPFA (rtd)
Mr R Dunne FIB BA (Hons) MA MSSc MBA (Resigned 8 November 2022)
Mrs M English LLB, CPLS (Resigned 28 June 2022)
Dr S Harper MB, BCh, BAO, DRCOG, DCH, MRCGP, MPA
Mr P McGuinness FCCA, CTA [Treasurer]
Mr D Quinn MEng MIOd
Mr N Quinn FCA BSc MSc (Appointed 28 June 2022)
Ms M Smith [Tenant Board Representative]
Mr J Taggart MRICS RICS
Mrs H Walker BSc, DIPL, MSc, PGDIP

Independent Members of Radius Homes Limited

Mr D Neill MRICS, DIPL PM (RCIS) rtd

Independent Members of Tealstone Developments Limited

Mrs M English LLB, CPLS (Appointed 28 June 2022)
Mr I Lees FCA
Mr D Neill MRICS, DIPL PM (RCIS) rtd

Chief Executive and Company Secretary

Mr J McLean OBE B.Eng. MSc DipM MBA CEng, MIEI

Registered office

3 – 7 Redburn Square
Holywood
County Down
BT18 9HZ

Bankers

Danske Bank Limited
Donegall Square West
Belfast
BT1 6JS

Solicitors

Wilson Nesbitt
33 Hamilton Road
Bangor
BT20 4LF

Independent Auditors

Grant Thornton (NI) LLP
Chartered Accountants and Statutory Auditors
12 – 15 Donegall Square West
Belfast
BT1 6JH

Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No IP169
Registered under the Housing (NI) Order 1992 - No R1
Registered under the Charities Act (NI) 2008 – No NIC102575
Registered with the Fair Employment Commission No 499

Strategic report of the Board of Management for the year ended 31 March 2023

Governance

The Board of Management present their strategic report and the audited financial statements for the year ended 31 March 2023 of Radius Housing Association Limited (the “Association”) and its subsidiaries Radius Homes Limited and Tealstone Developments Limited (the “Group”).

Corporate Plan 2022/23 to 2026/27

Radius launched its latest Corporate Plan in 2022/23 following extensive engagement with customers and key stakeholders. We reviewed our operating environment together with business risks and opportunities, realigning our strategy and priorities for now and into the future. The need to be resilient, agile and creative has seldom been greater as housing associations are evolving beyond their traditional landlord roles to support tenants and communities and enable both to thrive. We developed ‘golden threads’ running through our plans, connecting aspirations and outcomes to key inputs such as staff and stock development, asset and systems investment and tenant engagement.

Purpose: Radius’s purpose is :

To improve lives and communities through our homes, care and support

Vision: Our vision is :

To provide homes that build a better place for all

Values: Our values place our customers at the centre of our organisation:

Radius Value	Value Explained
<i>Making a difference daily</i>	Every day our staff, Board and partners aim to improve people’s lives through hard work, creativity & collaboration.
<i>Positively open</i>	We are solutions focussed, open & transparent, acting ethically, consistently & with integrity.
<i>Driving sustainable progress</i>	We lead in the creation of carefully considered and robust solutions which will stand the test of time.
<i>Together as one</i>	In partnership we are stronger together, taking joint ownership & responsibility and sharing in success.

Objects: Radius was formed for the benefit of the community. Its objectives are to carry on for the benefit of the community:

- The business of providing housing, accommodation, assistance to help house people and associated facilities and amenities for the preventions or relief of poverty or for those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage;
- Any other charitable object that can be carried out by an Industrial and Provident Society, and Northern Ireland charity registered as a Housing Association by the Department.

Enablers: We meet our objects by:

- Developing new social and affordable housing in response to housing need.
- Managing social housing stock throughout Northern Ireland.
- Providing care and housing support for vulnerable people across a wide range of complex needs.
- Partnering statutory, voluntary and community organisations to sustain tenancies in the face of rising incidents of dementia, learning disabilities, homelessness, alcohol and substance abuse and other complex needs.
- Engaging with our tenants, residents and customers in the provision of our services.
- Providing security and support to people in their homes through assistive technology under our Connect24 services, floating support, our home adaptations (Staying Put) and Daycare Services and
- Engaging in non-charitable business activities which help fund and further our objectives.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Golden Threads: Through our corporate plan we identified 4 strategic priorities or ‘golden threads’ relating to our customer, homes, our staff and an assured Radius business:

Radius Strategic Theme	Theme Defined	Golden Thread
<i>Providing the best possible services with our partners for the benefit of our customers</i>	Where our customers experience the best possible services whether it is from a Radius employee or one of our valued delivery partners.	Customer First
<i>Build and maintain safe & sustainable homes within thriving communities</i>	Building and maintaining all our homes to the safest and greenest viable standards set within well-planned & welcoming communities.	Great Places
<i>Great and agile places for our staff to develop, innovate and collaborate</i>	Our people through our values, empowered by agile and flexible working, enabled by the latest technology, stronger through training and partnership working, helping and supporting more people.	Empowered People
<i>Being compliant, resilient, vigilant and innovative</i>	Upholding good governance and trust, anticipating risks as we remain financially sound while all the time looking for and adopting new and better methods.	Assured Business

Governance

Radius Board of Management: The responsibility for the general policy, management and operation of Radius rests with a voluntary and unremunerated committee known as the Board. Day to day management is delegated to the Chief Executive and six directors.

Group Structure: Radius Housing Association Limited provides housing, care and support to communities in N. Ireland and is the controlling member of the Group.

Radius Homes Limited provides property development services to assist the Association in delivering its social housing development programme.

Tealstone Developments Limited provides investment opportunities outside of the objects of the Association which are expected to deliver a profitable return on investment, to be reimbursed to the Association.

Refer to note 18 for details of Radius Housing Association Limited investments in subsidiary undertakings.

Status: Radius Housing Association Limited is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (No. IP 169) and is a Registered Housing Association. The Association is a registered charity under the Charities Act (NI) 2008 (Charity No. NIC102575).

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Business Overview for 2022/23

As we progressed beyond the pandemic so our services returned to normal in almost all settings. The exception has been in housing-with-care schemes where a number of Covid safety procedures are still in place to protect our most vulnerable residents. This is pending a review by the N. Ireland Public Health Authority. We have embraced hybrid and flexible working and have embedded policies, procedures and systems which are not only supporting better customer services but enabling staff to achieve a healthier work life balance.

As with other regions of the UK and the wider economy, we have experienced challenges in recruiting skilled and experienced staff. Cost of living pressures and rising wage demands have created further pressures for our business. Meanwhile, our tenants are having to cope with a widening gap between household income and the day-to-day cost of food, fuel and energy. Tenders for our contracting, maintenance and design activities have consistently returned price increases, some as high as 40%, reflecting supply chain trends elsewhere in the UK. In these challenging times we have worked closely to support our contracting partners maintaining service levels and progressing building sites.

Radius has in place a broad range of tenancy sustainability interventions helping our most vulnerable tenants. We have extended our service charge convergence plans and discounted the full heating charge for sheltered tenants. These measures have helped to shield our tenants from the full extent of the harsh economic headwind at this time.

We remain committed to investing in our existing stock and providing the best possible customer services for our tenants and residents. We are building more sustainable homes within shared and inclusive communities. Our Development Team showed great tenacity and creativity as we progressed several complex new-build projects through planning, tendering and the requisite departmental approvals. This while delivering a healthy programme of completed new homes. The team also managed to progress several signature projects in readiness for the 2023/24 development programme. It remains to be seen how government budget cuts in the incoming year may impact on the overall social housing capital programme and those services which depend on revenue funding.

In this our first year of our latest corporate planning cycle, we set about developing our new corporate plan for the next five years, 2022/23 to 2026/27. We engaged with tenants, staff, business partners and other key stakeholders to ensure we were focusing on the key priorities in the face of the evolving and increasingly challenging business environment. We are confident that with the creativity and resilience of our people and our planned investments we will continue to improve lives and communities through our homes, care and support.

Radius Business in detail

Development & Property Services

During the year we commenced on site 430 new sustainable homes. This while completing a further 189 new social rented homes on sites across Northern Ireland for handover to tenants. We also advanced a number of signature projects which will be capable of delivering 3-400 potential new-start homes in 2023/24. The actual outturn will be dependent on available capital funding from the government following its budget determination in May 2023. Meanwhile, our first private development project via our private subsidiary, Tealstone Developments, progressed to the point of submission for planning. At year end, Radius had over 700 new homes under construction on sites across Northern Ireland.

The progress and performance of some builders and contractors has unfortunately been impacted by labour shortages, delivery delays and rising prices. In some cases completion of new homes have been delayed by as much as 12 months. Whilst in other cases some framework contractors have decided to exit their arrangements with us. We remain committed to working with all our partners on practical and reasonable solutions which not only support them in these challenging times but which protect the interests of our customers and our business.

Housing and Community Investment

The Radius Communities team continues to focus on achieving elevated levels of performance in housing management. We seek to enable our tenants to sustain their tenancies while maximising rental income and occupancy levels across our 13,500 homes. With demand at record levels we seek to turnaround properties as efficiently as possible. Our arrears and voids performance outturn for general needs and sheltered housing at 4.4% and 3.7% respectively, down from 7.6% and up from 2.8% in 2022. We have deliberately grouped batches of void properties for dampness remediation and decanting purposes in 2023/24. For supported housing, voids rose to 4.5% from 4.1% due to continued restrictions following the pandemic. Supported housing arrears rose to 6% in the same period. Our anti-social behavioral resolution rate was within target, while 90% of complaint responses were completed within 20 days, up from 86% in 2021/22. Meanwhile the time to relet properties stood at 33 days, outside of our 25 day target and we are working hard with contractors to bring this back into line.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Enhanced Customer Insight

At Radius we are keen to know what matters to our customers. Our tenant engagement programme is shaping and enhancing core services with service users helping to design and specify targets for contractors. In 2021/22 we became the first local housing association to submit to the Supporting Communities Tenant Participation Accreditation for which we received a silver award.

Our most recent Tenant Survey provided valued feedback on our homes, staff and services, including:

- 85% felt Radius treats its customers fairly.
- 85% stated that they trusted Radius Housing Association.
- 90% believe Radius has friendly and approachable staff.
- 84% felt their rent represented value for money and
- Of the 65% who received a repair, 77% were satisfied with the service.

And our most recent Societal Index Survey which informs future strategies and investments for general needs tenants confirmed:

- 39% only have enough money for essentials, 28% run out of money before the month-end.
- 53% rate health and well-being support as a priority followed by 42% for advice on benefits entitlement.
- 23% do not have an email address while 46% are confident in using digital services.
- 86% would like to see more sustainable homes but only 43% would pay higher rent to live in one and
- 51% do not use public transport while 46% of households have at least one car.

Tenants are represented on our Board, in our Communities Committee, on our Tenant Executive and through scrutiny panels and focus groups. They inform new procurements, contractor management procedures and sit on recruitment panels for board and management appointments. 2023/24 promises to be busy for tenants as we recruit a new Tenant Executive and introduce additional service-user focus groups.

Community Investment & Shared Futures

Our community investment teams work closely with business and community groups supporting tenants through a variety of interventions. Our community investment highlights during 2022/23 were:

- Our Benefits Officers identified around £1m of additional income entitlement for tenants.
- We launched Radius's Tenant Engagement Strategy and Action Plan.
- Our 3 Service Improvement Groups reviewed: Complaints, ASB and MTC Contracts for heating and repairs, giving rise to 14 strategic outcomes and benefits.
- We facilitated 260 community events, programmes and projects across Northern Ireland, working with 110 statutory and community partner organisations, with 10,000 registered attendances.
- We launched our Digital Inclusion Strategy and Guidebook.
- 180 delegates attended our Radius Tenant Conference in October 2022.
- Our Northwest Hub was formally re-opened in August 2022 with a community information and fun day after a two year closure due to covid. Over 100 people attended the event, and the Hub has seen an increasing number of users month on month.
- Our £20,000 Community Chest Fund enabled 30 groups to deliver projects within Radius Communities.
- We loaned out 40 tablet computers on awareness sessions and to help tenants attend virtual focus group meetings.
- 16 of our tenants and staff took part in digital champion training with the Barclays Digital Eagles programme.
- We partnered Ability Net, so our tenants could receive 1:1 digital training.
- We established our Sustainability Group with staff, tenants and Joint Management Partners.
- We held our Verbal Wellbeing Programme: A 12 week storytelling programme to promote inclusion and address loneliness and anxiety run out in 18 independent living schemes, with 131 participants and 130 storytelling sessions.
- We had 50 Estate Walkabouts with staff meeting tenants and community representatives on local issues.

Our Community Investment Team, working in tandem with tenants, community groups, government agencies and a whole host of stakeholders, are helping to build resilient, respectful and engaged neighbourhoods. We have exciting plans for 2023/24 for a Radius Foundation, to help extend the reach of our programmes even further.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

We are committed to enhancing respect, cultural awareness and resilience within our communities with our staff and community partners engaged in a diverse range of activities part-funded by the government's Together Building United Communities Fund. In 2022/23 we had many highlights under the themes of:

- **Beauty is Our Business:** 32 participants achieved 70 professional beauty accreditations with 20 receiving OCN level 3's. A further 12 completed Driving Theory courses. Our tenants were supported by GEMS NI, the East Belfast Mission, Utopia Learning and Capital Hair & Beauty.
- **Do Something Healthy (DSH):** 72 participants achieved 120 OCN accreditations. They were aided by Partnership with Boys & Girls Club NI, which supported our tenants in 5 Shared Housing Areas across N. Ireland.
- **Soccer Academy – Street Soccer:** 134 participants with 43 achieving IFA Level 1 Coaching Awards; 46 achieving OCN accreditations in Disability Awareness in Youth Work; and 30 achieving Introduction Certificate for Refereeing.
- **Schools Biodiversity Project:** 23 schools participated, providing 607 pupils from across N. Ireland in our partnership with Keep Northern Ireland Beautiful. This through the universal language of biodiversity while promoting Good Relations and inclusivity in and between schools.
- **RESPECT Programme:** We worked with 16 schools, providing 480 pupils with education on the consequences of crime and anti-social behaviour whilst promoting health and safety, well-being and good relations within communities. They were aided by the Children's Safety Education Foundation.
- **Knock Knock – Ballymena Schools Project:** 12 primary schools worked with 3 Independent Living schemes for older people. Together they created a book about "Home", celebrating diversity and culture. The project won the CIH Promoting Shared Communities Award 2022.
- **Messines Project:** We had 17 participants with 14 achieving OCN level II's in Conflict Resolution which focused on addressing their differences through a shared history of World War II.
- **Community Development:** We had 18 participants complete OCN Level I's in Community Development.

Care and Support

We manage 1,199 supported housing tenants and residents through a blend of directly managed and partner schemes. We have an extensive list of partners including: the Salvation Army; De Paul; the Simon Community; Extern; MACS; Praxis; First Housing Aid and Support Services; WHSCT and BHSCT. Our partners provide expert care and support some of the most vulnerable and marginalised people in society. Client groups include the homeless, young and older people with learning disabilities, people with dementia and those dealing with alcohol and substance dependency. Radius provides a landlord service to our partners in these settings.

Within our directly managed housing-with-care schemes we seek to maximise independence and to ensure residents participate as much as possible in local community activities. We are grateful for the continuous help of businesses and volunteers who either directly or through funding, support lunch clubs, outings and a range of stimulation and entertainment activities for our residents and tenants. These include donated meals and food; memory cafes; chair aerobics; intergenerational events; shopping, theatre and concert outings; flower arranging; crafts and artwork; poetry and history events. For the second year running a Radius residential scheme has topped the local polls with our Loughview Housing-with-care scheme voted 2023 Residential Care Home of the Year at the NI Nursing Care Awards.

Radius's housing with care schemes continued to receive positive inspection reports from the Regulation and Quality Improvement Authority (RQIA) throughout 2022/23. Staff within our directly managed schemes provided the best possible care, support and reassurance to our residents. Where it was safe to do so we facilitated regular family visits and zoom calls within the directly managed schemes. A number of controls introduced at the time of the pandemic have been retained but are expected to be lifted in mid-2023. The housing-with-care sector as with many sections of the economy, is facing a skills shortage and this has contributed to rising agency costs. In recent months, new approaches to advertising and recruitment have been bearing fruit.

Staying Put Service

Radius's Staying Put service provides invaluable assistance for people applying to the NI Housing Executive's Disability Facility Grant (DFG) Scheme for home adaptations. Our team helps applicants navigate the process and assists with the procurement of design services, building control applications and building works. Applications to the service began to increase in late 2022 as the pandemic eased. However, some applicants for DFG's have cited difficulties in procuring contractors and getting them to hold their prices amidst the rising labour and material costs seen elsewhere. We are concerned that the DFG Scheme may be particularly impacted by possible NI Government budget cuts in 2023/24 and have made representations on behalf of those likely to be affected. In 2022/23 we received 478 new enquiries and 311 approvals from the NI Housing Executive. A total of 239 grant aided adaptations and improvements were completed in the same period.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Radius Connect24

Radius's Connect24 business provides telecare and telehealth support services enabling many older and vulnerable people and those with chronic illnesses to maximise their independence. Connect24 has led the way in the UK and Ireland in developing a connected health offering with a full triage capability supported by an inhouse nursing resource.

Connect24's overall connections were marginally up at year end, close to 20,000, at 2% above our growth target. This includes 3,168 patients across the Health and Social Care Trusts in Northern Ireland and Republic of Ireland for remote telemonitoring. At the conclusion of the 2022/23 year 94.5% of calls were being responded to within 60 seconds. The team also successfully renewed their ISO27001 and ISO20000 quality standards as certified by Exova BM Trada. Radius Connect24 is monitored and annually assessed by the Telecare Service Users Association (TSA).

Our Connect24 team have been upgrading their telephony monitoring platform through 2022/23 as we prepare to adopt the new BT Aura telephony system. We have also been trialing analogue-digital changeover solutions in advance of the 'analogue switch-off' date in 2025. This while exploring how new technologies such as Alcuris's Memo Hub and the Pacsana Bracelet, can help people live more independently and reduce pressures on Health and Social Care services.

Customer Service Centre (CSC)

We launched our CSC two years ago and were particularly pleased to see advancements in staffing and performance through 2022/23. Our intention is that the CSC and our call agents have the capability to field enquiries through a variety of channels, i.e. telephone, email, social media, etc. and eventually be able to respond to 80% of them at first point of contact. In parallel we are modernising our CRM and housing management systems and the enabling processes which will enhance our customer experience. In 2023 we have engaged a telephony expert to lead a review into the progress and learnings to date and to help shape the next phase of development of the centre.

Radius Staff

Our success and achievements are mainly down to the professionalism and dedication of our staff who have a high regard for customer service, comfort and safety. In the early days of the pandemic we were grateful for the flexibility and resilience shown by staff working in the front line within supported schemes and from home.

Office based staff embraced flexible and hybrid working patterns and enjoyed access to core operating systems over secure digital platforms. In 2022/23 we introduced hybrid working policies which enabled us to retain the positive aspects of home-working and more family-friendly working arrangements. At the same time we found our customers were pleased with our overall service. We continued with our annual pulse survey of staff for the third year running to capture their views on home working during the pandemic. We also carried out a series of mystery shopping surveys to ensure customer service standards were being maintained. Our staff pulse survey was consistent with the previous 2 years and confirms high levels of support and communication from management and Radius:

- 85% were at least in weekly contact with their line manager
- 93% felt connected to their colleagues and part of a team
- 83% were clear about their job requirements in a home setting
- 70% felt Radius's level of communication was excellent with no improvement needed.
- 78% had access to the information from home needed for them to do their work.

The HR and Corporate Services team provided extra guidance on homeworking, mental wellbeing and other support initiatives to staff throughout the year. Our Mental Health Strategy launched in 2022 is supporting staff amidst the transition to hybrid and flexible working. Highlights include:

- 23 Mental Health First Aiders
- Staff health cash back programme via Health Shield
- 24/7 Counselling via the Belfast Health and Social Care Trust
- Weekly occupational health nurse clinic with employee health checks
- Relaunch of Radius's 'Our Place' intranet site with advice and health tools

Sickness and absence levels for the year finished on 3.3% up from 3% in 2022. Staff turnover was unchanged at 14% across the year, below our peers in the Housing and Care Sector. Recruitment continues to be challenging, reflecting the national skills shortage. However our new recruitment methods are increasing applicants with some long-term vacancies now being filled.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Our transformational team progressed key change and modernisation projects aimed at enhancing our customer experience. These are centered around new head offices, new computer management systems, an improved CRM system and a multi-channel customer portal. The team developed resources and guidance to aid SMARTER working practices and to support staff working remotely. We expect work on our new offices to commence in early summer 2023 and to complete by the end of 2025.

The Senior Management Team is 71% female and 29% male. Radius has 843 employees of which 18% are male and 82% are female. Regarding the Radius Board, 27% are female and 73% male. 47% are under 61 years and 53% above. We invest around £300k each year in the training and development of staff. Applications for employment by disabled persons are always considered, bearing in mind the respective aptitudes and abilities of the applicant concerned. In the event of members of staff becoming disabled every practical effort will be made to ensure that their employment with the Association continues and the appropriate training is arranged. It is the policy of Radius that the training, career development and promotion of a disabled person should, as far as possible, be identical to that of a person who does not suffer from a disability. An Equality Commission FEC Return was presented during the year.

In 2022/23 the Department for Communities published their regulatory judgement for Radius following the 2021/22 Regulatory Return. We are pleased to confirm that Radius was adjudged as continuing to meet the regulatory standards for governance, finance and consumer standards. Moody's completed its annual credit rating re-assessment of our organisation and reconfirmed our A1 Rating. This leaves Radius as one of the few remaining UK housing associations at Moody's highest credit rating level for housing providers. This together with our positive Environmental, Social and Governance (ESG) assessment against the UK's Sustainability Reporting Standard positions Radius in a favorable light for additional private funding as we prepare for our next private placement in 2024.

Radius is a member of the UK Housing Association benchmarking club, Housemark and undertakes regular peer reviews to help identify areas for improved performance, efficiencies and raised productivity. We retained our Customer Service Excellence quality mark during the year while our Development, Assets, Staying Put and Corporate Services departments were reaccredited to ISO9001. IT services also retained their ISO20000 and ISO27001 accreditations.

We received 152 complaints across its customer base of around 33,000 direct service users, down 16% from the previous year. Of these, 80 (46%) were upheld and 92% were responded to within our targeted response time. The principal areas of dissatisfaction related to delayed repairs and perceived lower quality of service than was expected. We will continue to reflect on the learnings from complaints and seek to improve our business by shaping our policies, procedures and staff training programmes accordingly.

Radius's Health, Safety, Risk and Insurance Group continue to closely monitor safety across the association. This is backed up by mandatory health and safety courses, rolled out under Radius's Corporate Training Plan. They met throughout the year to review safety and assess risk. Covid risk assessments were undertaken in the various work settings in response to the evolving guidelines from the Public Health Authority. In 2022/23 we recorded one incident under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013. Radius's Assets team oversee compliance inspections covering: gas system servicing and inspection; legionella inspections, asbestos management, fire risk assessments and other compliance areas. It has been challenging to gain entry into all homes to conduct essential inspections and tests of gas boilers and perform other safety checks. At year-end we had 14 properties overdue a gas-boiler inspection. This despite many efforts to engage the tenants and to warn of our intention to disconnect and in some cases even to take legal action.

We operate a robust GDPR monitoring and improvement function within our business. Over 900 staff have received mandatory training on GDPR. System security and penetration tests were carried out during the year with findings being reported to the Board. The security checks and controls take into consideration home-working arrangements and continue to be upgraded in line with an ever-changing fraud and cyber-crime risks.

We continued our commitment to developing staff, contributing to society and protecting the environment through our CSR Action Plan. Our charity partner, Air Ambulance NI completed its first year term with us during which time £32,000 was raised by staff, business partners and tenants. The fundraising activities have given tenant communities an added incentive to come together across a variety of events. We are aiming to help them raise £70,000 over the 2 years of their charity term with us.

Energy Savings and ESG

Over the last year we saw energy and fuel prices continue to rise leading to financial hardship for our tenants and staff. The Board took the decision not to pass on the full cost of heating within those sheltered housing schemes operating communal boilers. This together with a subsidy on service charges helped to shield our tenants from the full extent of the cost-of-living increase. These savings of approximately £2m combined with further assistance in the form of Radius's Community Chest and our Tenant Hardship Fund, helped our most vulnerable customers to sustain their tenancies. Prices are unfortunately expected to only marginally reduce in 2023/24.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

For the first time in 2022/23 we assessed the Radius organisation under the UK’s Sustainability Reporting Standard. We are delighted to be able to draw out the excellent work by staff, tenants, Board and partners throughout Radius in championing justice, celebrating diversity and promoting biodiversity. This as part of our ‘Radius Sustainable Way’ – a 9 themed action plan aimed at strengthening our resolve on matters which improve the environment and society while upholding good governance. Radius’s homes have an average EPC score of 75 which is significantly above the Northern Ireland residential average of 60. 84% of Radius’s housing stock is rated at EPC Level C and above. We have committed to investing £25m over the next 5 years in our older homes as we aim to eliminate dampness due to rising and penetrative damp. It is unfortunately the case that incidents of condensation and mould growth are presenting with increased regularity as tenants struggle to adequately heat and ventilate their homes. We are working closely with tenants to raise awareness of measures to reduce this problem, while our contractors perform remediation works.

We are designing new build projects to EPC Level-A while focusing on the regeneration of brownfield sites. A sizeable proportion of our housing stock has been fitted with solar panels including over 100 sheltered and supported housing schemes and is delivering over 700,000KWh’s per.annum The energy savings are passed directly to older tenants and help to reduce fuel poverty. Further Photovoltaic (PV) panels have been installed on over 400 general needs homes. Our planned maintenance teams continue to change over traditional oil fired communal heating systems to more efficient gas-powered systems. Radius will partner Phoenix Gas on a number of residential pilot schemes in 2023/24 aimed at identifying measures to cut carbon footprints. We also plan to commence our first ‘Carbon Near Zero Energy’ building in Larne.

For the year ended 31 March 2023, Radius Housing, including its wholly owned subsidiaries, reported the following energy usage and carbon emissions for the Group’s corporate activities:

- Underlying global energy use for the year ended 31 March 2023 of 52,790,784 kWh (2022 – 54,217,826 kWh).
- Annual GHG emissions for the year of 9,584.37 tCO2 (2022 - 10,523.91 tCO2).
- Emissions intensity ratio of 0.099 GHG emissions per £m revenue (2022 - 0.112).

The above SECR disclosure presents our carbon footprint across Scopes 1, 2 and 3, together with the appropriate intensity metric and our total energy use of electricity, gas, kerosene, LPG and diesel vans. The usage is as follows:

	2023 kWh	2022 kWh
Electric	7,769,047	8,292,574
Kerosene	16,243,405	14,495,375
LPG	1,698,381	1,503,534
Gas	26,933,547	29,815,029
Diesel	146,405	111,314
Total	52,790,785	54,217,826

Ratio – 9,584.37 / 97,067,730 (Net Turnover) = 0.099 (2022 – 0.112)

Energy efficient actions taken include:

Radius operates a large solar panel portfolio, managing approximately 400 PV systems; offsetting our carbon emissions and making significant energy savings by supplying electricity to a number of our housings schemes. During this financial year they generated an estimated 710,000 kWh which was exported to the grid.

Radius Board and Senior Management

In 2022/23 Melanie English and Robert Dunne retired from the Board. Melanie had chaired the Radius Audit and Risk Committee as well as sitting on the Development Committee for Radius and formerly Fold Housing Association. Robert had been a member of the Audit and Risk Committee. We are grateful to both for their dedication, leadership and contributions to the Association. We were delighted to welcome our new members, Niall Quinn and soon Jacyn Richardson onto the Board. At the commencement of 2023/24, there were 4 females and 8 males on the Radius Board of Management as well as an independent male member on each of the two subsidiary companies and a female member on Tealstone Developments.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Radius launched its latest Corporate Plan in 2022/23 following consultation with all key stakeholders. This process was overseen by independent consultation experts Creative Bridge. The business planning framework for the next 5 years takes into consideration all opportunities and threats affecting our customers and business and draws out our key priorities. We will revisit the framework each year as we refresh our business plan to ensure continued congruence. This annual review is informed through regular risk-assessments and horizon scanning at committee and board levels, through customer and partner feedback, recommendations from audits and independent assessments, business stress-testing and through proposals emerging from strategic board discussions.

Members continued to avail of extensive training and awareness sessions and seminars, covering a broad range of topics. There were inhouse workshops on: stress testing of the 2022/23 business plan and budget; the new Radius ESG Strategy; the Radius 2023/24 rent and service charge settlement; Radius’s final appraisal of the new Head Office at Holywood; a review into governance arrangements for Radius’s subsidiaries; a fundamental review of Communities at Radius by Campbell Tickell; a ‘fabric-first’ investment proposal for St John’s Close, Belfast; An Interim Cashflow Appraisal Model for schemes with cashflow deficits; the Radius 2023/24 budget and business plan; and a Treasury Options workshop for long-term, short-term and sustainable financing. The Board held its strategic review event in Newcastle which included the Annual Group Appraisal and was attended by business partners and local public representatives.

The Board performed its annual review of Radius’s risk tolerance and appetite and confirmed the organisational scheme of delegation following minor adjustments on Development and procurement authorisations. The NatFed Code of Governance 2020 had been adopted at the beginning of 2022/23.

Radius is very grateful for the dedication and direction afforded to the Association by its voluntary board members. Their willingness to make themselves available for key decision making throughout the pandemic ensured continuity in services and projects. Their expenses claimed during the year amounted to £2,085 (2022 - £559).

Finance and Business Performance

Actual Performance for the year ended 31 March 2023

In its sixth year of operation, Radius achieved an Operating Surplus of £13.8m versus £15.3m in 2021/22. The decrease was mainly due to the impact of cost increases across each area of the business. A major component of this is the increase in the cost of heat & light of our Schemes and Offices. The cost increased by 17.5% this year which is on top of the 92% increase in 2021/22. This along with the increased cost of staffing and the £2.8m increase in response and change of tenancy maintenance are the main variances to the surplus in 2022/23.

Income stood at £97.1m, up from £94.2m in the same period last year. The value of Radius’s total housing properties at cost rose from £1,109m to £1,158m. This movement was due to housing completions in the year less sales to tenants under the “right to buy” scheme which were significant this year as the Scheme drew to a close.

The management of financial resources is critical to the Group’s ability to meet its objectives. Whilst the Association has voluntary non-profit making status, the generation of an annual surplus is vital to ensure the ongoing investment in new housing stock to provide for longer term maintenance obligations, to meet the commitments to lenders and to generally ensure adequate protection against unforeseen circumstances.

Radius rating was held at A1 during the year 2022/23 with the outlook moving to negative from stable due mainly to the outlook for the UK economy.

Key financial indicators are shown below:

	2023	2022
• Net Surplus as % of Turnover (<i>before exceptional items & affordable sales</i>)	7.4%	7.6%
• Operating Costs as % of Turnover	85.7%	83.0%
• Rent Losses as % of Rental income	3.7%	3.5%
• Interest Cover (<i>after adding back capitalised major repairs</i>)	147%	146%
• Liquidity Ratio	0.95	1.26
• Gearing Ratio	25.8%	18.7%

These results and the associated statistics show that despite the cost pressures, Radius remains in a strong financial position.

**Strategic report of the Board of Management for the year ended 31 March 2023
(continued)**

Positive Social Impact & Value for Money

Achieving Value for Money (VFM) and continuous improvement remain key priorities for Radius. We aim to utilise our assets and resources as much as possible to meet the needs of existing and future tenants and residents. With the effects of the pandemic, Brexit and a hardening economic headwind, the opportunities for savings through tendering and re-procurement greatly diminished in 2022/23. That said sizeable VFM was delivered by other means:

- Maximising the ‘Housing for all’ fund for shared communities
- Shielding of customers from the full extent of actual costs
- Reduced waste
- Higher performance through empowered staff
- Maximising our social value
- Positive customer and staff engagement
- Community safety and regulatory compliance.

We work collaboratively across traditional business unit boundaries, harnessing the innovation and creativity of our people, our customers and our business partners to deliver improvements through efficiency, effectiveness and economy. Productivity levels have returned to normal pre-pandemic levels. However in the face of unprecedented inflation rates, labour scarcity and highly pressurised supply chains, it has been virtually impossible to achieve procurement savings on price alone. Some costs in construction and maintenance activities have returned higher tendered rates by as much as 40%. With the assistance of tenants we have redesigned some key contracting frameworks which are expected to reduce wastage and improve customer experiences over time. In 2023/24 some contractors decided to exit framework arrangements on grounds of diminished viability and/or following problems recruiting skilled and experienced staff.

In terms of social value, we managed to grow our Shared Housing and Good Relations Plan funding to over £7m which will benefit our communities. Through 2022/23 we invested over £1m in our shared communities. Radius Homes achieved a VAT recovery of around £320k on design services in the year. Meanwhile we shielded tenants from around £600k of fuel costs and £1.4m of the actual cost of services by reduced service charges. We donated £25k to Radius’s Community Chest Fund for the benefit of our tenants and assisted those most vulnerable by way of our Hardship Fund of £20k. Apart from the 700,000kWh of solar energy generated from PV panels across our stock, the additional Renewable Obligation Certificates (ROC’s) contribution for the same panels reached £110k over the 12 months.

In summary the VFM highlights through 2022/23 include:

• Community investment activities	£ 991k
• VAT recovery through Radius Homes	£ 320k
• Radius Community Chest Fund	£ 25k
• Radius Tenant Hardship Fund	£ 20k
• Annual PV panel contribution	£ 110k
• Heating costs absorbed by Radius	£ 600k
• Service charges costs absorbed by Radius	£1,400k
Total VFM for Customers	£3,466k

While we await details of our government’s response to the ‘zero-carbon’ challenge, we have committed £25m towards the modernisation and retrofitting of our older and less fuel-efficient housing stock.

Risk Management

Responsibility for the identification of risks is clearly defined and operates through a cascading risk assessment process. Key risks facing the Group are considered by the Board of Management at each board and committee meeting. Each directorate updates its own risk register every month and undertakes horizon scanning for possible future risks. These in turn are elevated upwards to Radius’s Corporate Risk Register.

We stress-tested our budget and business plan midway through 2022/23, calculating an LBE against a number of unfavourable variances and scenarios and found them to have an appropriate level of resilience and financial capacity to enable us to continue delivering on our objects. We revisited our risk appetite and tolerance and introduced a new risk appetite framework to guide the board, committees and management in their decision making. Radius’s governance and risk management policies and procedures were reviewed by our auditors during the year, prior to the 2023/24 business plan being approved in March.

Report of the Board of Management for the year ended 31 March 2023 (continued)

Statement of the responsibilities of the members of the Board of Management(continued)

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and Group and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements and other information included in the Directors report may differ from legislation in other jurisdictions.

Statement of disclosure of information to auditors

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

- There is no relevant audit information of which the Association and Group's auditors are unaware; and
- They have taken all the steps that they ought to have taken as members of the Board of Management in order to make themselves aware of any relevant audit information and to establish that the Association and Group's auditors are aware of that information.

Internal control

The Board of Management has overall responsibility for the Association and Group's internal control systems and for reviewing the effectiveness of these. Such systems can only provide the Board of Management with reasonable (and not absolute) assurance against material misstatement or loss as they are designed to manage the risk of failure to achieve business objectives rather than eliminate the risk completely.

Audit

The Board of Management has established an Audit Committee with clearly defined terms of reference. The main functions of the Audit Committee are to control and review the external and internal audit functions, the internal control systems and monitor the performance of the Association against the key business indicators. The Association's internal auditors report directly to the Audit Committee on completion of each systems review and an annual summary report is produced by the internal auditors summarising the systems audit programme each year. The work of the external auditors also provides some assurance through the year-end audit and the provision of a report to those charged with governance.

Board of Management, Shareholders and Officers

The members of the Board of Management and the officers of the Association are listed on page 2.

Each member of the Board of Management other than members co-opted during the year holds one fully paid share of £1 in the Association.

Radius's voluntary board members continue to give very generously of their time. They supported Radius throughout the year through: attendance at board and committee meetings and the review of papers; attending special board meetings, strategy workshops; in tender evaluations; in meetings with regulators and business partners; training events, seminars and conferences; involvement in board and senior management recruitment exercises and by attending the annual strategic workshop.

Independent auditors

The auditors, Grant Thornton (NI) LLP, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

By order of the Board



M Pitt

Chair of the Board of Management

29 June 2023

Report of the Board of Management for the year ended 31 March 2023

The Board of Management present their report and the audited financial statements for the year ended 31 March 2023 of Radius Housing Association Limited (the "Association") and its subsidiaries (the "Group").

Board of Management

The Board of Management is a voluntary Committee who have responsibility for the strategic direction, general policy and management of the Group. The day to day management of operations is delegated to the Group Chief Executive and the Senior Management Team.

Actual Performance in the year ended 31 March 2023 and expected performance in the year ended 31 March 2024

The sections on business and financial performance in the year ended 31 March 2023 are covered in pages 11 to 13 of this report. The expected performance in the year ended 31 March 2024 is covered on page 13.

Treasury

The Group's treasury management policy facilitates the effective management of cash flows, borrowings, investments and the risks associated with these activities.

At 31 March 2023, the Association had loans outstanding of £202 million (2022: £206 million). Average net debt per unit was £14,802 at 31 March 2023 which was down from £15,283 at 31 March 2022.

The Group was fully compliant with loan covenants during the year.

The Association's interest cover ratio for the year of 196% (2022 – 216%) and the gearing ratio as at 31 March 2023 of 17.5% (2022 – 18.7%) comfortably exceeded the Association's primary lenders' requirements.

Responsibility for the management of interest rate risk and liquidity risk is delegated to the Association Finance Committee. The Association finances its operations through a combination of borrowing and the reinvestment of retained reserves. The amount of borrowings and its terms are reviewed and determined by the Finance Committee.

Interest rate risk

Exposure to fluctuating interest rates is limited given the majority of the Association's loans are fixed rate. The Association's effective interest rate in 2023 was 4.16% (2022: 4.15%).

Liquidity risk

The Group has sufficient long-term loan financing available to achieve business objectives and to facilitate planned growth. The Association had available loan facilities agreed with banks but undrawn of £70 million at 31 March 2023 (2022 - £50m).

Currency risk

The Association and Group does not engage in foreign currency transactions and so is not exposed to exchange risk.

Charitable donations

Donations and sponsorships totalling £29,885 (2022: £10,837) were made by the Group during the year. No donations for political purposes were made during the year (2022: £nil).

Statement of the responsibilities of the members of the Board of Management

The Co-operative and Community Benefit Societies Act and registered Housing Association legislation require the members of the Board of Management to prepare financial statements for each financial year which give a true and fair view of the state of the Association and Group's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- Select suitable accounting policies and apply them consistently
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association and Group will continue to operate.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

The challenging economic situation is impacting on customers, our partners and our business. Rising interest rates, heightened inflation and high energy, fuel and food costs are pushing more families into poverty. The need to deliver VFM for all our customers has seldom been greater. Radius and all local housing associations are prepared to navigate the challenges of an absent functioning local government coupled with a N. Ireland budget deficit. Although the demand for more social housing continues to increase, so we must also balance our future investment priorities with the need to decarbonise, modernise and keep safe our existing stock. Construction and maintenance costs have been rising for over 24 months with some builders and contractors struggling to deliver within tendered rates. Recruitment across all business sectors has been challenging and within the social housing sector there are acute skill shortages in asset management, development and care roles. Organisations such as Radius are focussing on new methods of recruitment as well as new market segments.

In summary some of the major factors likely to impact on Radius, our customers and the NI Social Housing Sector in the year ahead include the:

- Uncertainty around the NI Assembly, the NI Protocol and cuts in government funding.
- Economic impact of high inflation and interest rates together with higher energy and fuel costs.
- Geo-political effects of the Ukraine war particularly on asylum seekers, commodities and food costs.
- Impact of climate change and 'zero carbon' targets.
- Rapidly changing technology with added demand for digital services.
- Cyber and data security.
- New fire-safety and sustainability building standards.
- Future Supporting People strategy.
- Rising construction, land and material costs.
- Availability of land in areas of demand.
- Development risks around planning and water infrastructure capacity.
- Growing population of older people with complex needs.
- Retention and availability of skilled staff.

Expected performance in the year ending 31 March 2024

Radius has plans to grow its turnover, excluding property sales, to £103m with an operating surplus of £19.1m in 2023/24. We will increase our VFM initiatives for customers to £4.5m while raising our investment in existing properties to £29m. We will have 700 homes under construction on sites across Northern Ireland while targeting at least a further 350 new starts in the year. We also expect to commence our first fully private development project on site, the profits of which will help subsidise social housing development cashflow deficits elsewhere together with our sustainability plans.

We continue to work with our tenants, partners and staff to ensure all services are at optimal performance levels. At the same time we will continue with our community investment initiatives, building resilience within our shared neighborhoods. Our staff are helping to sustain tenancies while supporting tenants into work and education. We will publish our second Environmental Social and Governance Report to the Sustainability Reporting Standards as well as finalising our 5 Year ESG Strategy.

We remain committed to operating at all times with good governance, social responsibility and transparency. We are a learning organisation, keen to listen to our customers and adopt 'best-in-class' procedures, practices and systems. At the heart of our organisation are dedicated and professional staff who through their hard work, dedication and creativity will enable our customers and communities to thrive.

The Board is content that the Radius Group has sufficient resources to fund its ongoing activities for the next 12 months and beyond whereby it continues to be appropriate to adopt the going concern basis in the preparation of the annual financial statements.

By order of the Board



J. McLear OBE
Company Secretary
29 June 2023

Independent auditors' report to the members of Radius Housing Association Limited Report on the audit of the financial statements

Opinion

We have audited the financial statements of Radius Housing Association Limited (the "Association") and its subsidiaries (together the "Group") for the year ended 31 March 2023, which comprise the Consolidated and Association's statement of comprehensive income, the Consolidated and Association's statement of changes in reserves, the Consolidated and Association's statement of financial position and the Consolidated statement of cash flows, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and accounting standards issued by the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, Radius Housing Association Limited's financial statements:

- give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice of the state of affairs of the Group and the Association as at 31 March 2023 of the assets, liabilities and financial position of the Group and Association's income and expenditure and the Group's cash flows for the year then ended; and
- have been properly prepared in accordance with the requirements of Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, the Housing (Northern Ireland) Order 1992, Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993 and the Charities Act (Northern Ireland) 2008.

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 'Responsibilities of the auditor for the audit of the financial statements' section of our report. We are independent of the Group and Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the FRC's Ethical Standard and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Managements' use of 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 Group and Association's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Strategic Report of the Board of Management, and the Report of the Board of Management. The Board of Management 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 in the financial statements, 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.

Independent auditors' report to the members of Radius Housing Association Limited (continued)

Report on the audit of the financial statements (continued)

Matters on which we are required to report by exception

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 we are required to report to you if, in our opinion:

- the Association have not kept proper books of account; or
- the Association have not maintained a satisfactory system of control over transactions; or
- the financial statements are not in agreement with the Association's books of account; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in this regard.

Under the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, we are required to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the Report of the Board of Management and the Strategic Report is inconsistent in any material respect.

We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the Board of Managements' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102, and for such internal control as directors determine necessary to enable the preparation of financial statements are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group and Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and Association or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Group and Association's financial reporting process.

Responsibilities of the auditor for the audit of the financial statements

The objectives of an auditor 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 their opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatement in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

**Independent auditors' report to the members of Radius Housing Association Limited
(continued)****Report on the audit of the financial statements (continued)****Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud (Continued)**

Based on our understanding of the Group and Association, we identified that the principal risks of non-compliance with laws and regulations related to compliance with Data Privacy law, Employment Law, Environmental Regulations, Pensions Legislation, Health & Safety, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial performance and management bias through judgements and assumptions in significant accounting estimates, in particular in relation to significant one-off or unusual transactions.

Responsibilities of the auditor for the audit of the financial statements

We apply professional scepticism through the audit to consider potential deliberate omission or concealment of significant transactions, or incomplete/inaccurate disclosures in the financial statement.

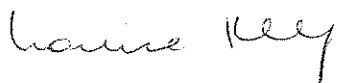
In response to these principal risks, our audit procedures included but were not limited to:

- enquiries of management board on the policies and procedures in place regarding compliance with laws and regulations, including consideration of known or suspected instances of non-compliance and whether they have knowledge of any actual, suspected or alleged fraud;
- inspection of the Group and the Association's regulatory and legal correspondence and review of minutes of board meetings during the year to corroborate inquiries made;
- gaining an understanding of the internal controls established to mitigate risk related to fraud;
- discussion amongst the engagement team in relation to the identified laws and regulations and regarding the risk of fraud, and remaining alert to any indications of non-compliance or opportunities for fraudulent manipulation of financial statements throughout the audit;
- identifying and testing journal entries to address the risk of inappropriate journals and management override of controls;
- designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- challenging assumptions and judgements made by management in their significant accounting estimates, including useful economic life of housing and non-housing properties, and defined benefit assumptions; and
- review of the financial statement disclosures to underlying supporting documentation and inquiries of management.

The primary responsibility for the prevention and detection of irregularities including fraud rests with those charged with governance and management. As with any audit, there remains a risk of non-detection or irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or override of internal controls.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the Association in accordance with section 43 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, section 65 of the Charities Act (Northern Ireland) 2008, regulations made under section 66 of that Act (Part 4 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and article 19 of The Housing (Northern Ireland) Order 1992. Our audit work has been undertaken so that we might state to the Association those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association as a body, for our audit work, for this report, or for the opinions we have formed.



Louise Kelly (Senior Statutory Auditor)
For and on behalf of
Grant Thornton (NI) LLP
Chartered Accountants & Statutory Auditors
Belfast
Northern Ireland

29/6/23

Consolidated statement of comprehensive income for the year ended 31 March 2023

	Note	2023 £	2022 £
Turnover	5	97,067,730	94,162,736
Operating costs	6	(83,243,376)	(78,882,355)
Operating surplus	7	13,824,354	15,280,381
Transfer to Disposal Proceeds Fund	10	(1,336,751)	(330,592)
Transfer from/(to) Tenant Services Fund		406,645	(41,590)
Interest receivable and similar income	11	127,659	8,062
Interest payable and similar charges	12	(8,439,665)	(8,542,691)
Net pension income	13	2,602,947	(511)
Exceptional costs	7	-	(25,000)
Surplus before tax for the financial year		7,185,189	6,348,059
Taxation	14	-	-
Surplus for the financial year		7,185,189	6,348,059
Other comprehensive income/(expense):			
Fair value gain on financial instruments		199,878	177,273
Pension scheme deficit reduction payments		(1,669,000)	(1,639,000)
Actuarial (loss)/gain in respect of pension schemes	36	(2,605,000)	10,754,000
Total other comprehensive (expenses)/income		(4,074,122)	9,292,273
Total comprehensive income for the year		3,111,067	15,640,332

The notes on pages 24 to 49 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Group.

Consolidated statement of changes in reserves for the year ended 31 March 2023

	Note	2023 £	2022 £
Surplus for the financial year		7,185,189	6,348,059
Fair value gain on financial instruments		199,878	177,273
Pension scheme deficit reduction payments		(1,669,000)	(1,639,000)
Actuarial (loss)/gain recognised in pension scheme	36	(2,605,000)	10,754,000
Issue of share capital	28	1	2
Net addition to capital and reserves		3,111,068	15,640,334
Opening total capital and reserves		159,515,893	143,875,559
Closing total capital and reserves		162,626,961	159,515,893

Association statement of comprehensive income for the year ended 31 March 2023

	Note	2023 £	2022 £
Turnover	5	97,065,530	94,160,535
Operating costs	6	(83,241,419)	(78,880,262)
Operating surplus	7	13,824,111	15,280,273
Transfer to Disposal Proceeds Fund	10	(1,336,751)	(330,592)
Transfer from/(to) Tenant Services Fund		406,645	(41,590)
Interest receivable and similar income	11	127,657	8,062
Interest payable and similar charges	12	(8,439,665)	(8,542,691)
Net pension income	13	2,602,947	(511)
Exceptional costs	7	-	(25,000)
Surplus before tax for the financial year		7,184,944	6,347,951
Taxation	14	-	-
Other comprehensive (expense)/income:			
Fair value gain on financial instruments		199,878	177,273
Pension scheme deficit reduction payments		(1,669,000)	(1,639,000)
Actuarial (loss)/gain in respect of pension schemes	36	(2,605,000)	10,754,000
Total other comprehensive (expense)/income		(4,074,122)	9,292,273
Total comprehensive income for the year		3,110,822	15,640,224

The notes on pages 24 to 49 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Association.

Association statement of changes in reserves for the year ended 31 March 2023

	Note	2023 £	2022 £
Surplus for the financial year		7,184,944	6,347,951
Fair value gain on financial instruments		199,878	177,273
Pension scheme deficit reduction payments		(1,669,000)	(1,639,000)
Actuarial (loss)/gain recognised in pension scheme	36	(2,605,000)	10,754,000
Issue of share capital	28	1	2
Net addition to capital and reserves		3,110,823	15,640,226
Opening total capital and reserves		159,059,043	143,418,817
Closing total capital and reserves		162,169,866	159,059,043

Consolidated statement of financial position as at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Housing properties - depreciated cost	15	926,893,127	890,630,839
Other tangible fixed assets	16	9,825,598	8,892,587
Investments	17	3,985,981	3,024,195
		940,704,706	902,547,621
Current assets			
Stock	19	9,236,310	9,291,861
Debtors	20	23,132,980	12,487,652
Investments	21	269,325	267,338
Cash at bank and in hand	22	10,104,548	26,981,779
		42,743,163	49,028,630
Creditors: amounts falling due within one year	23	(45,050,766)	(39,497,341)
Net current (liabilities)/assets		(2,307,603)	9,531,289
Total assets less current liabilities		938,397,103	912,078,910
Creditors: amounts falling due after more than one year	24	(775,770,142)	(752,563,017)
Net assets		162,626,961	159,515,893
Capital and reserves			
Called up share capital	28	26	26
Capital reserve	29	274	273
Revenue reserve		162,626,661	159,515,594
Total capital and reserves		162,626,961	159,515,893

The notes on pages 24 to 49 are an integral part of these consolidated financial statements.

The financial statements on pages 19 to 49 were approved and authorised for issue by the Board of Management on 29 June 2023 and were signed on its behalf by:



M Pitt
Chair



J McLean OBE
Company Secretary



L Campbell
Board Member

Association statement of financial position as at 31 March 2023

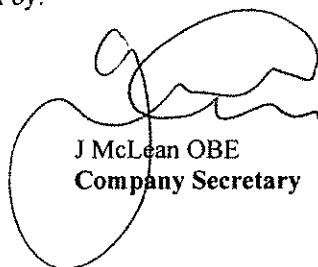
	Note	2023 £	2022 £
Fixed assets			
Housing properties - depreciated cost	15	926,893,127	890,630,839
Other tangible fixed assets	16	9,825,598	8,892,587
Investments	17	9,054,796	8,086,765
Investments in subsidiary undertakings	18	250,004	250,004
		946,023,525	907,860,195
Current assets			
Stock	19	4,155,320	4,225,041
Debtors	20	23,403,148	12,400,805
Investments	21	269,325	267,338
Cash at bank and in hand	22	9,323,792	26,057,587
		37,151,585	42,950,771
Creditors: amounts falling due within one year	23	(45,235,102)	(39,188,906)
Net current (liabilities)/assets		(8,083,517)	3,761,865
Total assets less current liabilities		937,940,008	911,622,060
Creditors: amounts falling due after more than one year	24	(775,770,142)	(752,563,017)
Net assets		162,169,866	159,059,043
Capital and reserves			
Called up share capital	28	26	26
Capital reserve	29	274	273
Revenue reserve		162,169,566	159,058,744
Total capital and reserves		162,169,866	159,059,043

The notes on pages 24 to 49 are an integral part of these consolidated financial statements.

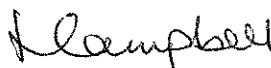
The financial statements on pages 19 to 49 were approved and authorised for issue by the Board of Management on 29 June 2023 and were signed on its behalf by:



M Pitt
Chair



J McLean OBE
Company Secretary



L Campbell
Board Member

Consolidated statement of cash flows for the year ended 31 March 2023

	Note	2023 £	2022 £
Net cash from operating activities	30	12,969,219	12,490,903
Cash flow from investing activities			
Purchase and development of housing properties		(58,445,745)	(40,504,587)
Housing Association Grant and other grants		35,551,858	20,266,748
Receipts from disposal of housing properties		7,982,897	3,612,779
Purchase of other assets and investments		(2,527,485)	(382,534)
Receipts from disposal of other assets and investments		-	180,883
Interest received		82,247	8,062
Net cash used in investing activities		(17,356,228)	(16,818,649)
Cash flows from financing activities			
Issue of share capital		1	2
Loan principal repayments		(4,386,279)	(2,857,151)
Interest paid		(8,101,957)	(8,543,202)
Net cash used in financing activities		(12,488,235)	(11,400,351)
Net decrease in cash and cash equivalents		(16,875,244)	(15,728,097)
Cash and cash equivalents at the beginning of the year		27,249,117	42,977,214
Cash and cash equivalents at the end of the year	31	10,373,873	27,249,117

The notes on pages 24 to 49 are an integral part of these consolidated financial statements.

Notes to the financial statements for the year ended 31 March 2023

1 General information

The Group and Association's principal activity during the financial year was providing high quality homes for rent throughout Northern Ireland. The group is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and is a Registered Housing Association, domiciled in the UK. The address of the registered office is 3 – 7 Redburn Square, Holywood, County Down, BT18 9HZ.

2 Statement of compliance

These financial statements of Radius Housing Association Limited have been prepared on the going concern basis in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, ‘‘The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland’’ (‘‘FRS 102’’) under the historical cost convention, and in accordance with applicable accounting standards in the United Kingdom and Statement of Recommended Practice for Accounting by Registered Social Landlords (updated 2014). The principal accounting policies, which have been applied consistently throughout the year, are set out below. The presentation of the financial statements complies with the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. The functional and presentational currency is pound sterling (£).

3 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

The significant accounting policies adopted by the Group and the Association are as follows:

Basis of preparation of financial statements

These consolidated and separate financial statements are prepared on a going concern basis, under the historical cost convention. The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group and Association accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 4.

Basis of consolidation

The Consolidated Statement of Comprehensive Income and Consolidated Statement of Financial Position include the financial statements of the Group and its subsidiary undertakings made up to 31 March 2023. Intra Group transactions, any unrealised profits/losses arising and intercompany balances are eliminated fully on consolidation.

Going concern

The financial statements have been prepared on a going concern basis which the Board considers to be appropriate for the following reasons:

(i) The Group and Association prepared a 5 Year Corporate Plan in 2022 and the Business Plan is updated and approved on an annual basis. The most recent plan was approved at our March 2023 Board Meeting. This plan includes departmental budgets for the coming financial year and updates our 5 year strategic goals. Progress towards these goals is monitored on a monthly and quarterly basis through our Corporate Scorecard and updates provided to Committees and Board at least quarterly and regularly to other interested stakeholders.

(ii) The Board is satisfied with the 2023/24 Budgets for the Group and Association and the long term plans and is of the opinion that despite the bleak economic outlook, the Group and Association has adequate resources to continue in business for the foreseeable future. The Board note the net current liability position on the Group and Association Statement of Financial Position.

(iii) We have prepared financial projections to the end of 2058 which indicate that the Group and Association will continue to be profitable for this entire period. This gives our Board sufficient comfort that we have sufficient resources to discharge all liabilities in the ordinary course of business as they fall due for payment and that we have adequate liquid resources available.

Notes to the financial statements for the year ended 31 March 2023**3 Summary of significant accounting policies (continued)****Going concern (continued)**

(iv) The projections allow for the current delays in handovers and the increased cost of borrowing. They also take into account our current planned maintenance program and increased cost of day to day repairs and energy. In addition, we have stress tested the model to ensure it can withstand a number of adverse scenarios such as higher interest rates and increased void property. The Board believes we have sufficient funding in place and expect the Group and Association to be in compliance with its debt covenants even in severe downside scenarios. We renewed our short term facilities in March 2023 for four years which gives us further comfort for the medium term.

(v) The Board acknowledges that for the continuing delivery of its development programme, the Association is dependant on grant funding from the Department for Communities and bank finance.

The Board therefore believes there is a reasonable expectation that the Group and Association has adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis in preparing the financial statements.

Foreign currencies

Transactions and non-monetary assets, denominated in foreign currencies, are translated at the exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the statement of financial position date or the exchange rate of a related foreign exchange contract where relevant. The resulting exchange gains or losses are dealt with in the income and expenditure account.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the Group and Association and value added taxes. The Group and Association bases its estimate of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash and cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of the consideration is measured at the present value of all future receipts using the imputed rate of interest. The Group and Association recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the Group and Association retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow through the Group and Association and (e) when the specific criteria relating to each of the Group and Association's sales channels have been met, as described below and in note 5.

(i) Net rental income

Income includes rent and service charge income arising from the provision of housing accommodation and the amortisation of Housing Association Grant. Income is recognised in the period to which it relates.

(ii) Other income

All other income is recognised in the Statement of comprehensive income when the terms of revenue recognition have been met.

Employee benefits

The Group provides a range of benefits to employees, including paid holiday arrangements and defined contribution pension plans.

(i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognized as an expense in the period in which the service is received.

Notes to the financial statements for the year ended 31 March 2023**3 Summary of significant accounting policies (continued)****Employee benefits (continued)****(ii) Multi-employer pension plan**

Retirement benefits to employees of the Association are provided by the Northern Ireland Local Government Officers Superannuation Committee (NILGOSC) defined benefit scheme which is externally funded.

The assets of the NILGOSC scheme are held separately from those of the Association. The Association has adopted FRS 102 section 28 'Employee benefits' in these financial statements. Pension scheme assets are measured using market value. Pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term to the liability. The increase in the present value of the liabilities of the Association's defined benefit pension scheme arising from employee service in the year is charged to operating surplus. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This cost is recognised in the statement of comprehensive income as 'Finance expense'.

Actuarial gains and losses are recognised in the statement of comprehensive income.

The contributions are determined by qualified actuaries on the basis of quinquennial valuations, using a projected unit method.

All new employees joining Radius from 1 April 2013 are not eligible to join the NILGOSC scheme. Instead they join the Social Housing Pension Scheme Defined Contribution (SHPS DC).

SHPS DC is a defined contribution workplace pension scheme administered by The Pensions Trust and is the pension vehicle provided by Radius under auto-enrolment legislation. Each employee holds a separate pension plan with The Pensions Trust to which Radius contributes 6% of pensionable pay with the employee contributing a minimum of 4%. The employee is responsible for any investment decisions from the various investment options provided by The Pensions Trust. The Association's liability is limited to the above employer contribution.

Tangible fixed assets**Housing properties**

The Group operates a full component accounting policy in relation to the capitalisation and depreciation of its completed housing stock.

Housing properties are stated at cost including an appropriation of on costs and net of initial sales proceeds from part owners in respect of leasehold schemes and are reviewed annually by the Board for impairment.

Other fixed assets

Other fixed assets are stated at cost less accumulated depreciation and are reviewed annually by the Board for impairment.

Schemes under construction

Schemes under construction are carried at cost and are not depreciated until brought into use.

Capitalisation of development costs

Development costs are capitalised where they are directly attributable to bringing the properties into working condition for their intended use. Such costs include the labour costs of Association employees arising directly from the acquisition or development of the property and incremental costs that would only have been avoided if the property concerned had not been acquired or constructed.

Notes to the financial statements for the year ended 31 March 2023

3 Summary of significant accounting policies (continued)

Housing Association Grant and other grants

Housing Association Grant and other grants received as a contribution towards the capital costs of housing properties of the Association are shown as “Creditors: amounts falling due after more than one year” and are amortised to the Statement of comprehensive income as per the turnover policy. Housing Association Grant received against revenue expenditure is credited to revenue in the period in which the related expenditure is charged.

Such grants, although treated as a grant for accounting purposes, may be repayable under certain circumstances, primarily following the sale of housing property, but any amount repayable would be restricted to the net proceeds of the sale.

Depreciation and Impairment

Housing properties

Housing properties are split between land, structure and major components which require periodic replacement. Replacement or refurbishment of such major components is capitalised and depreciated over the estimated useful life which has been set taking into account professional guidance and the Group’s asset management strategy. In determining the remaining useful lives for the housing stock, the Group has taken account of views provided by both internal and external professional sources.

Freehold land is not subject to depreciation. Depreciation is charged so as to write down the cost or valuation of the freehold housing properties and major components on a straight line basis over their expected use economic lives.

Housing assets are subject to a full year’s depreciation in the year of acquisition or completion.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, at the following annual ranges:

Main fabric	100 years
Roof structure and coverings	60 years
Windows and external doors	30 years
Heating system boilers	15 years
Kitchens	20 years
Bathrooms	25 years
Mechanical systems (heating, ventilation, plumbing)	10 years
Electrics	30 years
Lift	20 years
Office buildings	60 years

Long leasehold office property

The Association’s policy is to depreciate the cost over the remaining useful economic life of the property. The useful economic life of the asset has been estimated at 60 years.

Other fixed assets

Depreciation of other fixed assets is charged on a straight-line basis over the estimated useful economic lives of the assets at the following annual rates:

Office and computer equipment	25% per annum
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Subsequent additions and major components

The costs of subsequent additions or major component replacements are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will continue to flow to the Group and the cost can be measured reliably. The carrying amount of any replaced component is derecognised. Repairs, maintenance and minor inspection costs are expensed as incurred.

Notes to the financial statements for the year ended 31 March 2023**3 Summary of significant accounting policies (continued)****Derecognition**

Tangible assets are derecognised on disposal or when no future economic benefits are expected. On disposal the difference between the net disposal proceeds and the carrying amount is recognised in the Statement of comprehensive income.

Leased assets

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

Stock

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase or construction. At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Statement of Comprehensive Income.

Operating leased assets

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Payments under operating leases are charged to the Statement of comprehensive income on a straight-line basis over the period of the lease.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of one month or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Current asset investments

Current asset investments are investments in short-term deposits with an original maturity between one and twelve months.

At each statement of financial position date non-financial assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. These cash flows discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the assets.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the Statement of comprehensive income, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the Statement of comprehensive income.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or amortisation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of comprehensive income.

Provisions

Provisions are recognised when the Association has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligations can be estimated reliably. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Notes to the financial statements for the year ended 31 March 2023**3 Summary of significant accounting policies (continued)****Provisions (continued)**

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the Associations control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Financial instruments

The Association has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash and bank balances are initially recognised at transaction price, 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. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in Statement of Comprehensive Income.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in Statement of Comprehensive Income.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or, (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in Statement of income and retained earnings, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow companies, 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 receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables 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 subsequently measured at amortised cost using the effective interest method.

Notes to the financial statements for the year ended 31 March 2023**3 Summary of significant accounting policies (continued)****Disposal proceeds fund**

The net surpluses after loan repayments that arise from the sale of property to tenants under the voluntary purchase grant arrangements instituted by the Department for Communities can be used by the Association to fund works on property that would not be eligible for Housing Association Grant or in certain circumstances, attract loan finance.

If the surpluses are not used within three years of their receipt they may be payable in part or in full to the Department for Communities.

Revenue reserves

The Association's policy is to retain a level of revenue reserves which reflects its needs at the current time and in the foreseeable future. The reserves required are sufficient to meet committed running costs for a period equivalent to twelve months budgeted future expenditure.

Leasehold Sinking funds

Leasehold sinking funds are reserve funds held for specific leasehold schemes which are set aside for major building repairs and replacement. The sinking funds are held for the benefit of the leaseholders until such time as agreed expenses are incurred and allocated to these funds.

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements made in the process of preparing the Group financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical judgement in applying the entity's accounting policies

There are no critical judgements in applying the entity's accounting policies.

(b) Critical accounting estimates and assumptions

The directors make estimates and assumptions concerning the future in the process of preparing the Group financial statements. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

4 Critical accounting judgements and estimation uncertainty (continued)*(i) Useful economic lives of housing and non-housing properties*

The annual depreciation on housing properties is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reviewed annually. They are amended when necessary to reflect current estimates, based on future investments, economic utilisation and the physical condition of the assets. See note 15 for the carrying amount of housing properties, and note 3 for the useful economic lives for each component of housing property.

(ii) Defined benefit pension scheme

The Association has an obligation to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the balance sheet. The assumptions reflect historical experience and current trends. See note 36 for the disclosures relating to the defined benefit scheme.

There are no other critical accounting estimates and assumptions.

Notes to the financial statements for the year ended 31 March 2023

5 Turnover

Turnover and results relate to the Group's main activities which are carried out in Northern Ireland and the Republic of Ireland. Turnover represents rental and service charge income together with residential and daycare charges for Housing with Care, all net of voids. It also includes income from Telecare/Telehealth services, services provided to other Housing Associations and Special Needs Management Allowance received for the provision of housing with care.

6 Operating costs

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Direct costs	76,880,595	73,045,128	76,880,595	73,042,928
Administrative expenses	6,362,781	5,837,227	6,360,824	5,837,334
	83,243,376	78,882,355	83,241,419	78,880,262

7 Operating surplus

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
This is stated after charging/(crediting):				
Staff costs (note 8)	24,201,669	22,398,202	24,201,669	22,398,202
Depreciation (note 15, 16)	15,929,652	15,306,724	15,929,652	15,306,724
HAG amortisation (note 27)	(11,986,741)	(11,969,247)	(11,986,741)	(11,969,247)
Gain/(loss) on disposal of fixed assets	(1,096,402)	64,579	(1,096,402)	64,579
Exceptional item – provision for onerous lease and impairment	-	25,000	-	25,000
Fees payable to the Association's auditor in respect of audit services	58,130	57,500	51,630	57,500
Fees payable to the Association's auditor in respect of non- audit services	-	28,500	-	28,500
Fees payable in respect of internal audit services	45,755	28,631	45,755	28,631

Notes to the financial statements for the year ended 31 March 2023

8 Employee information

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Staff costs				
Wages and salaries	19,964,951	18,500,361	19,964,951	18,500,361
Social security costs	1,769,399	1,510,287	1,769,399	1,510,287
Other pension costs	2,467,319	2,387,554	2,467,319	2,387,554
	24,201,669	22,398,202	24,201,669	22,398,202
			2023	2022
			No.	No.
Average monthly number of persons employed during the financial year by activity:				
Administration and management			334	324
Scheme co-ordinators and ancillary staff			216	233
Care staff, cleaners and other support staff			339	317
			889	874

9 Directors' Emoluments

The remuneration of directors (defined for the purposes of emoluments as the Chief Executive and any member of the Senior Management Team of the Association) during the year was:

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Aggregate emoluments	755,362	720,714	755,362	720,714
Pension contributions	155,836	146,780	155,836	146,780
	911,198	867,494	911,198	867,494

Members of the Board of Management serve in a voluntary capacity and none were in receipt of emoluments during the year.

The Board and Committee members were reimbursed for expenses totalling £2,085 during the year (2022 £559).

The emoluments to the highest paid Director (currently included within the above table) are as follows:

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Aggregate emoluments	152,446	149,478	152,446	149,478
Pension contributions	43,584	43,148	43,584	43,148
	196,030	192,626	196,030	192,626

Notes to the financial statements for the year ended 31 March 2023

9 Directors' Emoluments (continued)

The number of directors to whom emoluments were paid during the year fall within each of the following bands:

Salary Band:	Group		Association	
	2023 No	2022 No	2023 No	2022 No
£150,000 - £155,000	1	1	1	1
£105,000 - £110,000	2	-	2	-
£100,000 - £105,000	-	1	-	1
£95,000 - £100,000	3	2	3	2
£90,000 - £95,000	1	2	1	2
£85,000 - £90,000	-	1	-	1
	7	7	7	7

10 Transfer to disposal proceeds fund

	Group		Association	
	2023 £	2022 £	2023 £	2022 £
Opening Balance	5,117,937	2,058,129	5,117,937	2,058,129
Transfer of Grant on Disposal	7,849,843	3,671,722	7,849,843	3,671,722
Transfer from disposal fund	(1,336,751)	(330,592)	(1,336,751)	(330,592)
Transfer to HAG reserve	-	(117,492)	-	(117,492)
Purchases in the year	(6,315,809)	(163,830)	(6,315,809)	(163,830)
Closing balance	5,315,220	5,117,937	5,315,220	5,117,937
Represented by:				
Due within one year (note 23)	-	1,653,568	-	1,653,568
Due after more than one year (note 24)	5,315,220	3,464,369	5,315,220	3,464,369
	5,315,220	5,117,937	5,315,220	5,117,937

11 Interest receivable and similar income

	Group		Association	
	2023 £	2022 £	2023 £	2022 £
Interest receivable	127,657	8,062	127,657	8,062

12 Interest payable and similar charges

	Group		Association	
	2023 £	2022 £	2023 £	2022 £
Housing property loans	8,439,665	8,542,691	8,439,665	8,542,691

Notes to the financial statements for the year ended 31 March 2023

13 Net pension income/(charge)

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Defined benefit pension scheme net interest income/(charge) (note 36)	2,602,947	(511)	2,602,947	(511)

14 Taxation on profit on ordinary activities

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
UK corporation tax charge on profit for the year	-	-	-	-

15 Housing properties – depreciated cost

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Cost				
At 1 April	1,110,069,671	1,076,262,353	1,110,069,671	1,076,262,353
Additions	58,750,577	41,410,786	58,750,577	41,410,786
Transfer to stock	(304,832)	(906,199)	(304,832)	(906,199)
Disposals	(10,514,102)	(6,697,269)	(10,514,102)	(6,697,269)
At 31 March	1,158,001,314	1,110,069,671	1,158,001,314	1,110,069,671
Depreciation				
At 1 April	219,438,832	207,619,520	219,438,832	207,619,520
Charge for the year	15,296,964	14,839,369	15,296,964	14,839,369
Impairment for the year	-	-	-	-
Disposals	(3,627,609)	(3,020,057)	(3,627,609)	(3,020,057)
At 31 March	231,108,187	219,438,832	231,108,187	219,438,832
Net book value				
At 31 March	926,893,127	890,630,839	926,893,127	890,630,839
Net book amount comprises:				
Freehold property	877,684,162	840,518,941	877,684,162	840,518,941
Long leasehold property	49,208,965	50,111,898	49,208,965	50,111,898
	926,893,127	890,630,839	926,893,127	890,630,839
Completed schemes	823,060,024	800,437,501	823,060,024	800,437,501
Properties under construction	103,833,103	90,193,338	103,833,103	90,193,338
	926,893,127	890,630,839	926,893,127	890,630,839

Notes to the financial statements for the year ended 31 March 2023

15 Housing properties – depreciated cost (continued)

The group considers individual schemes to be separate Cash Generating Units (CGU's) when assessing for impairment, in accordance with the requirements of FRS 102. The recoverable amount is taken to be the higher of the fair value less costs to sell or the value in use of an asset or CGU. In making the assessment of the recoverable amount, the group considers that value in use which takes into account the service potential of the CGUs is appropriate. Where value in use - service potential is to be determined, the calculation of Depreciated Replacement Cost (DRC) is considered to be suitable. Based on this assessment, we calculated the DRC using appropriate construction costs and land prices of each housing property scheme. In these circumstances we consider the DRC to be the recoverable amount. Where the carrying amount is greater than the recoverable amount, an impairment loss of the difference between the two is taken to the income and expenditure account and a corresponding entry is made to reduce the carrying value of the asset. There was no impairment charged in the 31 March 2023 year end (2022 - £Nil).

16 Other tangible fixed assets

Group and Association	Long leasehold office property £	Office and computer equipment £	Total £
Cost			
At 1 April	13,492,244	3,067,591	16,559,835
Additions	975,749	589,950	1,565,699
Disposals	-	(80,320)	(80,320)
At 31 March	14,467,993	3,577,221	18,045,214
Depreciation			
At 1 April	5,336,962	2,330,286	7,667,248
Charge for the year	257,915	374,773	632,688
Eliminated On Disposals	-	(80,320)	(80,320)
At 31 March	5,594,877	2,624,739	8,219,616
Net book amount			
At 31 March 2023	8,873,116	952,482	9,825,598
At 31 March 2022	8,155,282	737,305	8,892,587

17 Investments

	Group		Association	
	2023 £	2022 £	2023 £	2022 £
At 1 April	3,024,195	3,205,078	8,086,765	3,200,828
Additions/(disposals)	961,786	(180,883)	968,031	4,885,937
At 31 March	3,985,981	3,024,195	9,054,796	8,086,765

Group investments include ground rent investment of £4,250. Association investments relate to THFC sinking funds and an investment in one of its subsidiaries, Tealstone Developments Limited, to acquire land for development.

Notes to the financial statements for the year ended 31 March 2023

18 Investment in subsidiary undertakings - Association

£				
Cost				
At 31 March 2022 and 2023				
				250,004
Investments in subsidiary undertakings are recorded at cost, which is the fair value of the consideration paid. The Association's subsidiary undertakings, which are incorporated in Northern Ireland, are:				
Name of company	Holding	Proportion held	Registered Office	Principal Activity
Tealstone Developments Limited	Ordinary shares	100%	3-7 Redburn Square Holywood BT18 9HZ	Development of land
Radius Homes Limited	Ordinary shares	100%	3-7 Redburn Square Holywood BT18 9HZ	House building services

19 Stock

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Consumables	165,907	222,540	165,907	222,540
New homes for outright sale	3,989,413	4,002,501	3,989,413	4,002,501
Development land	5,080,990	5,066,820	-	-
	9,236,310	9,291,861	4,155,320	4,225,041

Stock represents both completed properties and properties under construction for outright sale. Stock is valued at the lower of cost and net realisable value. Cost includes acquisition and development costs together with capitalised interest. Net realisable value is based on the estimated selling price less selling costs.

20 Debtors

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Rental Debtors Gross – Technical	3,038,539	2,494,864	3,038,539	2,494,864
Rental Debtors Gross – Non-technical	2,200,321	1,806,625	2,200,321	1,806,625
Provision for bad debts	(1,446,514)	(1,191,742)	(1,446,514)	(1,191,742)
Net rental (including rates, service charges) debtors	3,792,346	3,109,747	3,792,346	3,109,747
Trade debtors	542,891	448,095	541,536	448,095
Amounts due from subsidiaries (note 40)	-	-	756,508	381,279
Other debtors	2,284,403	2,592,514	1,799,418	2,124,388
Prepayments and accrued income	1,087,970	963,658	1,087,970	963,658
Housing Association Grant receivable	15,425,370	5,373,638	15,425,370	5,373,638
	23,132,980	12,487,652	23,403,148	12,400,805

Amounts owed by related undertakings are interest free, unsecured and repayable on demand.

Notes to the financial statements for the year ended 31 March 2023

21 Investments

	Group		Association	
	2023 £	2022 £	2023 £	2022 £
Short term deposits	269,325	267,338	269,325	267,338

This represents cash held on deposit with an original maturity between 1 and 12 months. At the year end the average maturity of the deposits was 3 months. The average interest rate was 0.74% (2022 – 0.5%).

22 Cash at bank and in hand

	Group		Association	
	2023 £	2022 £	2023 £	2022 £
Cash at bank	10,104,548	26,981,779	9,323,792	26,057,587

None of the cash at bank is restricted.

23 Creditors: amounts falling due within one year

	Group		Association	
	2023 £	2022 £	2023 £	2022 £
Bank loans & senior notes (note 26)	3,775,187	3,885,454	3,775,187	3,885,454
DFC loans (note 26)	40,230	104,253	40,230	104,253
THFC premium	111,629	110,816	111,629	110,816
Other tax and social security	156,619	211,407	156,619	211,407
Rent, rates and service charges received in advance	1,576,203	1,514,192	1,576,203	1,514,192
Housing Association Grant in advance	8,493,465	3,252,942	8,493,465	3,252,942
Other creditors	9,127,464	5,749,914	5,090,463	3,514,618
Disposal Proceeds Fund (note 10)	-	1,653,568	-	1,653,568
Accruals and deferred income	10,232,772	10,773,909	10,232,772	10,773,909
Amounts owed to subsidiaries (note 40)	-	-	4,221,337	1,926,861
Housing Association Grant (note 27)	11,284,702	11,435,176	11,284,702	11,435,176
Tenant services account	252,495	805,710	252,495	805,710
	45,050,766	39,497,341	45,235,102	39,188,906

Amounts owed to related parties and subsidiary undertakings are interest free, unsecured and repayable on demand.

Notes to the financial statements for the year ended 31 March 2023

24 Creditors: amounts falling due after more than one year

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Bank loans & senior notes (Note 26)	197,801,008	201,972,779	197,801,008	201,972,779
DFC loans (note 26)	2,765	42,983	2,765	43,983
THFC premium	2,031,637	2,105,113	2,031,637	2,105,113
Disposal proceeds fund (note 10)	5,315,219	3,464,369	5,315,219	3,464,369
Housing Association Grant (note 27)	566,101,879	541,554,838	566,101,879	541,554,838
Fair value of financial instruments	123,888	323,767	123,888	323,767
Other creditors	4,393,746	3,099,168	4,393,746	3,099,168
	775,770,142	752,563,017	775,770,142	752,563,017

The disposals proceeds fund consists of monies arising from house sales, less allowable costs and contributions, from which transfers to Housing Association Grant (HAG) arising from qualifying expenditure may be made with Departmental consent, generally within 3 years of the monies being transferred into the fund.

25 Financial instruments

The Group and Association has the following financial instruments:

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Financial assets that are debt instruments measured at amortised cost				
Rental debtor (note 20)	3,792,346	3,109,747	3,792,346	3,109,747
Other debtors (note 20)	3,915,264	4,004,267	3,428,924	3,536,141
Amounts owed by subsidiaries (note 40)	-	-	756,508	381,279
Housing Association Grant receivable (note 20)	15,425,370	5,373,638	15,425,370	5,373,638
Investments in long term deposits (note 17)	3,985,981	3,024,195	9,054,796	8,086,765
Investments in short term deposits (note 21)	269,325	267,338	269,325	267,338
Cash at bank and in hand (note 22)	10,104,548	26,981,779	9,323,792	26,057,587
	37,492,834	42,760,964	42,051,061	46,812,495
Financial liabilities measured at amortised cost				
DfC loans (note 26)	42,995	147,236	42,995	147,236
Bank loans & senior notes (note 26)	201,576,195	205,858,233	201,576,195	205,858,233
Other creditors (note 23 & 24)	13,521,210	8,849,082	9,484,209	6,613,786
Accruals and deferred income (note 23)	10,232,772	10,773,909	10,232,772	10,773,909
Amounts owed to subsidiaries (note 40)	-	-	4,221,337	1,926,861
	225,373,172	225,628,460	225,557,508	225,320,025
Financial liabilities measured at fair value through other comprehensive income				
Derivative financial instrument (note 24)	123,888	323,767	123,888	323,767
	123,888	323,767	123,888	323,767

Financial assets and liabilities measured at fair value through other comprehensive income are made up of derivative financial instruments. In accordance with the group's policy on hedging, interest rate exposure is mitigated by entering into interest rate swaps. It is not possible to ascertain the amount of the financial instrument that will reverse within one year and as such it has been presented in the financial statements as non-current.

Notes to the financial statements for the year ended 31 March 2023

26 Loans

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Bank loans				
Less than one year, or on demand	3,775,187	3,885,454	3,775,187	3,885,454
Between one and two years	11,954,859	11,965,307	11,954,859	11,965,307
Between two and five years	10,164,579	10,953,841	10,164,579	10,953,841
After more than five years	71,739,483	75,154,501	71,739,483	75,154,501
Senior notes				
After more than five years	103,942,087	103,899,130	103,942,087	103,899,130
	201,576,195	205,858,233	201,576,195	205,858,233
Represented by:				
Due within one year (note 23)	3,775,187	3,885,454	3,775,187	3,885,454
Due after more than one year (note 24)	197,801,008	201,972,779	197,801,008	201,972,779
	201,576,195	205,858,233	201,576,195	205,858,233

Bank and other loans

A loan of £17m repayable in five equal instalments annually from 2039 to 2043 and until then interest at a fixed coupon rate of 5.2% (4.5% effective rate) is payable annually.

A loan of £20m repayable in four equal instalments annually from 2007 to 2035 and until then interest at a fixed coupon rate of 5.97%-6.02% is payable annually.

A loan of £20m repayable in four equal instalments annually from 2007 to 2035 and until then interest at a fixed coupon rate of 6.14%-6.17% is payable annually.

A loan of £10m repayable in full in a single instalment of £10m in 2039 and until then interest at a fixed coupon rate of 6.35% (6.07% effective rate) is payable annually.

A loan of £5m repayable in full in a single instalment of £5m in 2032 and until then interest at a fixed coupon rate of 4.51% is payable annually.

A loan of £10m repayable in full in a single instalment in 2044 and until then only interest at a fixed coupon rate of 5.2% (4.9% effective rate) is payable half-yearly;

All remaining loans bear interest at rates ranging between 0.90% and 6.07% at fixed and variable rates, except for loans of £8m on which interest only is repayable half-yearly and the capital in a single instalment in 2031. Bank loans are repayable on an amortised basis over varying periods between 20 and 25 years. All bank loans are secured by way of mortgages upon the deeds of properties.

Senior notes

A senior secured note is repayable in full in a single payment in 2035 and until then interest at a fixed coupon of 2.37% is payable semi-annually.

A senior secured note is repayable in full in a single payment in 2050 and until then interest at a fixed coupon of 2.81% is payable semi-annually.

A senior secured note is repayable in full in a single payment in 2055 and until then interest at fixed coupon of 2.87% is payable semi-annually.

These notes are secured by way of a mortgage upon the deeds of various properties. The figures included in the note above are net of debt issue costs of £1,057,913 (2022: £1,100,870) that will be released to the statement of comprehensive income over the life of the various notes.

Notes to the financial statements for the year ended 31 March 2023

26 Loans (continued)

Department for Communities loans

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Department for Communities				
Less than one year (note 23)	40,230	104,253	40,230	104,253
Between one and two years (note 24)	2,765	42,983	2,765	42,983
	42,995	147,236	42,995	147,236

The loans from the Department for Communities bear interest rates ranging between 9.5% and 15.25% at fixed rates and are repayable on an amortised basis (capital and interest). All DfC loans are secured by way of mortgages upon the deeds of Radius properties.

27 Housing Association Grant

Group and Association	2023	2022
	£	£
Housing Association and other grants		
At 1 April	750,258,575	744,759,061
Additions	45,598,806	10,537,007
Movement on HAG in advance	(5,235,738)	(2,087,773)
Disposals	(5,130,341)	(2,949,720)
At 31 March	785,491,302	750,258,575
Amortisation		
At 1 April	197,268,561	186,039,178
Charge for the year	11,986,741	11,969,247
Disposals	(1,150,581)	(739,864)
At 31 March	208,104,721	197,268,561
Net book value		
At 31 March	577,386,581	552,990,014
Represented by:		
Due within one year (note 23)	11,284,702	11,435,176
Due after more than one year (note 24)	566,101,879	541,554,838
	577,386,581	552,990,014

Notes to the financial statements for the year ended 31 March 2023

28 Called up share capital

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
Ordinary shares of £1 each, fully paid				
At 1 April	26	25	26	25
Allotted during the year	1	2	1	2
Transfer to capital reserve	(1)	(1)	(1)	(1)
At 31 March	26	26	26	26

29 Capital reserve

	Group		Association	
	2023	2022	2023	2022
	£	£	£	£
At 1 April	273	272	273	272
Transfer from share capital	1	1	1	1
At 31 March	274	273	274	273

30 Net cash inflow from operating activities - Group

	2023	2022
	£	£
Operating surplus	13,824,354	15,280,381
Exceptional items	-	(25,000)
Difference between pension charge and cash contributions	(1,669,000)	(1,639,000)
Depreciation charge	15,929,652	15,466,291
Amortisation of Housing Association Grant	(11,986,741)	(11,969,247)
(Gain)/loss on disposal of tangible fixed assets	(1,096,402)	64,579
Movement in debtors	(639,006)	(549,703)
Movement in creditors	(1,449,189)	(1,346,477)
Movement in stock	55,551	(2,790,921)
Net cash inflow from operating activities	12,969,219	12,490,903

Notes to the financial statements for the year ended 31 March 2023

31 Analysis of net debt - Group

	1 April 2022 £	Cash flow and non cash movements £	31 March 2023 £
Cash at bank and in hand	26,981,779	(16,877,231)	10,104,548
Short term investments	267,338	1,987	269,325
Cash and cash equivalents	27,249,117	(16,875,244)	10,373,873
Debt due within one year	(3,989,707)	174,290	(3,815,417)
Debt due after one year	(202,015,762)	4,211,989	(197,803,773)
Debt	(206,005,469)	4,386,279	(201,619,190)
Net Debt	(178,756,352)	(12,488,965)	(191,245,317)

32 Reconciliation of net cash flow to movement in net debt

	2023 £	2022 £
Increase in cash and cash equivalents in financial year	(16,875,244)	(15,728,097)
Repayment of loans	4,386,279	3,958,021
Movement in net debt in the financial year	(12,488,965)	(11,770,076)
Net debt at 1 April	(178,756,352)	(166,986,276)
Net debt at 31 March	(191,245,317)	(178,756,352)

33 Housing Stock - Association

Number of units owned on 31 March	2023	2022
General needs housing	8,929	8,823
Sheltered	3,321	3,322
Supported housing (including housing with care)	1,199	1,199
Total owned	13,449	13,344

Number of units managed by (but not owned) on 31 March

Sheltered	82	84
General Needs	26	19
	108	103
Total units owned and managed at 31 March 2023	13,557	13,447

Notes to the financial statements for the year ended 31 March 2023

34 Turnover, operating costs and operating surplus - Association

Turnover, operating costs and operating surplus	2023			2022		
	Operating Turnover £	Operating Costs £	Operating Surplus £	Operating Turnover £	Operating Costs £	Operating Surplus £
Social Housing Activities (note 35)	90,735,954	78,106,485	12,629,469	86,462,910	70,704,958	15,757,952
Non-Social Housing Activities (note 35)	6,329,576	5,134,934	1,194,642	7,697,625	8,175,304	(477,679)
Total	97,065,530	83,241,419	13,824,111	94,160,535	78,880,262	15,280,273

Notes to the financial statements for the year ended 31 March 2023

35 Turnover, operating costs and operating surplus or deficit from social housing activities – Association

Social Housing Activities	General Needs Housing £	Sheltered Housing £	Care/Supported Housing £	Total Social Housing £	General Needs Housing £	Sheltered Housing £	Care/Supported Housing £	Total Social Housing £
<i>Income from Social Housing Lettings</i>								
Rent receivable net of service charges	44,184,682	11,298,583	3,951,374	59,434,639	41,527,398	10,887,661	3,968,135	56,383,194
Service charges receivable	2,221,373	6,077,822	783,188	9,082,383	1,977,613	5,217,348	732,308	7,927,269
Supporting People	92,701	1,724,189	803,548	2,620,438	81,285	1,413,468	952,735	2,447,488
Other Support & Care Charges	15,377	286,014	133,295	434,686	21,982	584,384	822,510	1,428,876
SMNA/Care Charges	-	-	9,531,914	9,531,914	-	-	8,710,363	8,710,363
Grant Amortisation	9,402,025	1,112,952	1,471,764	11,986,741	9,323,276	1,103,630	1,542,341	11,969,247
Other	1,318,248	-	99,182	1,417,430	507,731	1	161,768	669,500
Gross income from rents and service charges	57,234,406	20,499,560	16,774,265	94,508,231	53,439,285	19,206,492	16,890,160	89,535,937
Less voids	(1,485,175)	(722,159)	(1,564,943)	(3,772,277)	(1,140,490)	(546,657)	(1,385,880)	(3,073,027)
Net income from rents and service charges	55,749,231	19,777,401	15,209,322	90,735,954	52,298,795	18,659,835	15,504,280	86,462,910
<i>Operating Costs</i>								
Bad debts (rent and service charges)	235,587	111,253	219,342	566,182	53,711	251,426	(37,706)	267,431
Services	3,107,804	6,316,943	4,535,642	13,960,389	2,796,474	5,684,133	4,081,276	12,561,883
Supporting People	123,011	1,765,273	1,293,180	3,181,464	110,689	1,588,433	1,163,633	2,862,755
Other Support & Care Charges	98,182	2,093,907	6,657,238	8,849,327	88,346	1,884,147	6,379,089	8,351,582
Management costs	3,961,523	1,418,893	1,161,043	6,541,459	3,492,384	1,255,190	1,103,812	5,851,386
Maintenance Admin costs	1,106,758	913,587	338,841	2,359,186	1,102,045	875,444	355,650	2,333,139
Planned & cyclical maintenance	2,618,770	4,759,970	1,722,344	9,101,084	3,477,178	3,931,826	1,916,638	9,325,642
Reactive maintenance	7,189,147	4,001,639	1,099,129	12,289,915	5,172,441	2,826,174	808,189	8,806,804
Major repairs	806,270	-	428,126	1,234,396	136,879	221,835	110,737	469,451
Ground rent	1,842	17,973	1,838	21,653	10,809	1,262	936	13,007
Depreciation of social housing	12,649,858	1,574,110	1,446,666	15,670,634	11,172,480	2,233,861	1,542,902	14,949,243
Rates discount	(390,879)	(98,957)	(4,948)	(494,784)	(357,347)	(92,157)	(3,847)	(453,351)
(Gain)/loss on disposal of fixed assets	(1,103,213)	-	-	(1,103,213)	-	-	-	-
Admin costs	3,542,111	1,306,940	1,079,742	5,928,793	3,202,674	1,151,066	1,012,246	5,365,986
Total social housing expenditure	33,946,771	24,181,531	19,978,183	78,106,485	30,458,763	21,812,640	18,433,555	70,704,958
Operating Surplus/(deficit) on social housing	21,802,460	(4,404,130)	(4,768,861)	12,629,469	21,840,032	(3,152,805)	(2,929,275)	15,757,952

Notes to the financial statements for the year ended 31 March 2023

35 Turnover, operating costs and operating surplus or deficit from social housing activities – Association (continued)

Social Housing Activities (continued)	General Needs Housing £	Sheltered Housing £	Care/ Supported Housing £	2023 Total Social Housing £	General Needs Housing £	Sheltered Housing £	Care/ Supported Housing £	2022 Total Social Housing £
DFC allowances								
Management allowances	3,400,848	1,314,522	474,804	5,190,174	3,400,848	1,314,522	474,804	5,190,174
Management costs	(3,961,523)	(1,418,893)	(1,161,043)	(6,541,459)	(3,492,384)	(1,255,190)	(1,103,812)	(5,851,386)
Surplus/(deficit)	(560,675)	(104,371)	(686,239)	(1,351,285)	(91,536)	59,332	(629,808)	(661,212)
Maintenance allowances								
Planned and cyclical maintenance	3,984,832	1,540,248	556,336	6,081,416	3,984,832	1,540,248	556,336	6,081,416
Reactive maintenance	(2,618,770)	(4,759,970)	(1,722,344)	(9,101,084)	(3,477,178)	(3,931,826)	(1,916,638)	(9,325,642)
Maintenance Administration	(7,189,147)	(4,001,639)	(1,099,129)	(12,289,915)	(5,172,441)	(2,826,174)	(808,189)	(8,806,804)
Surplus/(deficit)	(1,106,758)	(913,587)	(338,841)	(2,359,186)	(1,102,045)	(875,444)	(355,650)	(2,333,139)
	(6,929,843)	(8,134,948)	(2,603,978)	(17,668,769)	(5,766,832)	(6,093,196)	(2,524,141)	(14,384,169)
Gross income from rents and service charges								
Technical				46,514,133				43,608,277
Non-Technical				34,589,927				33,288,912
Total				81,104,060				76,897,189

Notes to the financial statements for the year ended 31 March 2023

35 Turnover, operating costs and operating surplus or deficit from social and non-social housing activities – Association (continued)

Non-social Housing Activities

	2023 £	2022 £
Operating income		
Connect 24	2,818,641	2,664,660
Development Allowances	1,888,805	176,057
Affordable Home Sales	349,900	3,772,000
Staying Put (Supporting People)	413,351	384,607
Staying Put Other Income	1,529	33,663
Care Services	289,271	258,141
Other Income	568,079	408,497
Total non-social housing income	6,329,576	7,697,625
Operating costs		
Connect 24 costs	2,287,276	2,114,176
Development	1,196,119	1,177,293
Affordable Home Sales	325,756	3,446,149
Administration costs	432,031	471,343
Staying Put (Supporting People)	279,180	254,830
Care services	355,554	357,010
Depreciation of non-social housing assets	259,018	353,692
Other costs	-	811
Total non-social housing expenditure	5,134,934	8,175,304
Operating surplus/(deficit) on non-social housing	1,194,642	(477,679)

36 Pension commitments

The net pension surplus shown below under section 28 of FRS 102 deals with the accounting for employee benefits does not represent a shortfall which requires short term cash funding. The amount shown below is calculated to comply with the Financial Reporting Standard, the specific requirements of which differ from the basis on which pension liabilities are actuarially calculated for the purpose of the ongoing funding of the scheme. The Financial Reporting Standard requires:

- (i) actuarial deficiencies to be recognised immediately as a liability in the financial statements rather than being spread forward over employees' remaining service lives; and
- (ii) the actuary, in valuing the scheme's liabilities, is required to use a bond yield as the discount rate for valuing future liabilities, rather than a rate that reflects the expected return on the scheme's particular asset portfolio, with the result of an apparent increase in the present value of future longer term liabilities.

The below is in relation to employees and ex-employees who are members of the NILGOSC and SHPS pension scheme.

NILGOSC pension scheme is considered a related party of the Association. The most recent valuation was conducted as at 31 March 2023 by a qualified actuary for the purpose of the disclosures below.

Notes to the financial statements for the year ended 31 March 2023

36 Pension commitments (continued)

The major assumptions used by the actuary were:

	2023	2022	2021	2020
Rate of increase in salaries	3.00%	2.97%	2.51%	3.50%
Rate of increase in pensions in payment	2.70%	3.00%	2.80%	2.00%
Discount rate	4.70%	2.70%	2.05%	2.30%

The mortality assumptions used were as follows:

	2023 Years	2022 Years	2021 Years	2020 Years
Longevity at age 65 for current pensioners:				
- Men	21.2	21.8	21.9	21.8
- Women	25.0	25.0	25.1	25.0
Longevity at age 45 for future pensioners:				
- Men	23.2	23.2	23.3	23.2
- Women	26.0	26.4	26.5	26.4

The assets in the scheme were

	2023 £'000	2022 £'000
Equities	38,081	44,495
Property	10,663	10,372
Government Bonds	19,612	25,618
Corporate Bonds	2,856	2,282
Multi Asset Credit	12,662	13,587
Cash	6,188	4,149
Other	5,141	3,215
Total market value of assets	95,203	103,718
Present value of scheme liabilities	(69,353)	(98,417)
Unrealised asset	(25,850)	(5,301)
Net pension surplus	-	-

Reconciliation of fair value of scheme assets

	2023 £'000	2022 £'000
At 1 April	103,718	93,889
Interest income on assets	2,829	1,950
Remeasurement (losses)/gains on assets	(13,460)	5,448
Employer contributions	3,514	3,464
Member contributions	402	397
Benefits paid	(1,800)	(1,430)
At 31 March	95,203	103,718

Notes to the financial statements for the year ended 31 March 2023
36 Pension commitments (continued)

Reconciliation of present value of scheme liabilities	2023	2022
	£'000	£'000
At 1 April	98,417	104,643
Current service cost	2,768	3,275
Interest expense on defined benefit obligation	2,639	2,135
Contributions by participants	402	397
Actuarial (gains)/losses on liabilities	(33,073)	(10,603)
Net benefits paid out	(1,800)	(1,430)
At 31 March	69,353	98,417

Analysis of the amount charged to income or expenditure are as follows:

	2023	2022
	£'000	£'000
Current service cost	2,768	3,275
Curtailment cost	-	-
Net interest cost	47	185
	2,815	3,460

Actuarial losses and gains

The total amount of actuarial gains/losses recognised in other comprehensive income is a loss of £2,605,000 (2022: gain of £10,754,000).

Amounts for current and previous three years:

	2023	2022	2021	2020
	£'000	£'000	£'000	£'000
Scheme liabilities	(69,353)	(98,417)	(104,643)	(85,160)
Scheme assets	95,203	103,718	93,889	74,621
Surplus / (deficit)	25,850	5,301	(10,754)	(10,539)

The surplus arising in 2023 and 2022 has not been recognised in accordance with the Scheme rules.

37 Contingent liabilities

The accumulated amount of Housing Association Grant amortised and released to reserves as at 31 March 2023 was £208,104,721 (2022 - £197,268,561). The possibility of any reimbursement to the Department for Communities is considered to be unlikely as the housing properties are expected to continue to be made available for social housing for the foreseeable future.

38 Capital commitments - Housing Properties - Group

	2023	2022
	£	£
Contracted for but not provided in the financial statements	64,276,645	37,091,075

The Group anticipates that this expenditure will be funded by a combination of Housing Association Grant from the Department for Communities and private finance, both external and internal.

Notes to the financial statements for the year ended 31 March 2023**39 Operating lease commitments**

At 31 March 2023 the Association had the following future minimum lease payments under a non-cancellable operating lease for motor vehicles for each of the following periods:

	2023	2022
	£	£
Within one year	67,744	26,433
Between two to five years	43,166	79,298

40 Related party transactions

The company has taken advantage of the exemption contained in Paragraph 33.1A of FRS102 not to disclose any transactions with its subsidiary undertakings on the grounds that they are all 100% subsidiaries and these are consolidated financial statements.

The company is also an admitted body to the Northern Ireland. Local Government Officers' Superannuation Committee (NILGOSC) and makes contributions on behalf of those of its employees who are in the scheme.

Details of the subsidiaries are disclosed in Note 18.

Radius Housing Association Limited

Northern Ireland - Charity number 102575

Annual report

Strategic report of the Board of Management for the year ended 31 March 2023

Governance

The Board of Management present their strategic report and the audited financial statements for the year ended 31 March 2023 of Radius Housing Association Limited (the “Association”) and its subsidiaries Radius Homes Limited and Tealstone Developments Limited (the “Group”).

Corporate Plan 2022/23 to 2026/27

Radius launched its latest Corporate Plan in 2022/23 following extensive engagement with customers and key stakeholders. We reviewed our operating environment together with business risks and opportunities, realigning our strategy and priorities for now and into the future. The need to be resilient, agile and creative has seldom been greater as housing associations are evolving beyond their traditional landlord roles to support tenants and communities and enable both to thrive. We developed ‘golden threads’ running through our plans, connecting aspirations and outcomes to key inputs such as staff and stock development, asset and systems investment and tenant engagement.

Purpose: Radius’s purpose is :

To improve lives and communities through our homes, care and support

Vision: Our vision is :

To provide homes that build a better place for all

Values: Our values place our customers at the centre of our organisation:

Business Value	Value Expression
<i>Making a difference daily</i>	Every day our staff, Board and partners aim to improve people’s lives through hard work, creativity & collaboration.
<i>Positively open</i>	We are solutions focussed, open & transparent, acting ethically, consistently & with integrity.
<i>Driving sustainable progress</i>	We lead in the creation of carefully considered and robust solutions which will stand the test of time.
<i>Together as one</i>	In partnership we are stronger together, taking joint ownership & responsibility and sharing in success.

Objects: Radius was formed for the benefit of the community. Its objectives are to carry on for the benefit of the community:

- The business of providing housing, accommodation, assistance to help house people and associated facilities and amenities for the preventions or relief of poverty or for those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage;
- Any other charitable object that can be carried out by an Industrial and Provident Society, and Northern Ireland charity registered as a Housing Association by the Department.

Enablers: We meet our objects by:

- Developing new social and affordable housing in response to housing need.
- Managing social housing stock throughout Northern Ireland.
- Providing care and housing support for vulnerable people across a wide range of complex needs.
- Partnering statutory, voluntary and community organisations to sustain tenancies in the face of rising incidents of dementia, learning disabilities, homelessness, alcohol and substance abuse and other complex needs.
- Engaging with our tenants, residents and customers in the provision of our services.
- Providing security and support to people in their homes through assistive technology under our Connect24 services, floating support, our home adaptations (Staying Put) and Daycare Services and
- Engaging in non-charitable business activities which help fund and further our objectives.

Radius Housing Association Limited

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Board of Management and advisers

Board of Management

Mr M Pitt FCA, MAcc, BSc Hons [Chair]
Mrs L Campbell MBE BA (Hons), DIPL, PGIDg [Vice Chair]
Mr C Diamond BSc (Hons) (Resigned 28 June 2022)
Mr C Doherty BSc (Hons), MSc, MRICS
Mr S Dolan BSc (Hons), PhD, IPFA (rtd)
Mr R Dunne FIB BA (Hons) MA MSSc MBA (Resigned 8 November 2022)
Mrs M English LLB, CPLS (Resigned 28 June 2022)
Dr S Harper MB, BCh, BAO, DRCOG, DCH, MRCGP, MPA
Mr P McGuinness FCCA, CTA [Treasurer]
Mr D Quinn MEng MIOd
Mr N Quinn FCA BSc MSc (Appointed 28 June 2022)
Ms M Smith [Tenant Board Representative]
Mr J Taggart MRICS RICS
Mrs H Walker BSc, DIPL, MSc, PGDIP

Independent Members of Radius Homes Limited

Mr D Neill MRICS, DIPL PM (RCIS) rtd

Independent Members of Tealstone Developments Limited

Mrs M English LLB, CPLS (Appointed 28 June 2022)
Mr I Lees FCA
Mr D Neill MRICS, DIPL PM (RCIS) rtd

Chief Executive and Company Secretary

Mr J McLean OBE B.Eng. MSc DipM MBA CEng, MIEI

Registered office

3 – 7 Redburn Square
Holywood
County Down
BT18 9HZ

Bankers

Danske Bank Limited
Donegall Square West
Belfast
BT1 6JS

Solicitors

Wilson Nesbitt
33 Hamilton Road
Bangor
BT20 4LF

Independent Auditors

Grant Thornton (NI) LLP
Chartered Accountants and Statutory Auditors
12 – 15 Donegall Square West
Belfast
BT1 6JH

Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No IP169
Registered under the Housing (NI) Order 1992 - No R1
Registered under the Charities Act (NI) 2008 – No NIC102575
Registered with the Fair Employment Commission No 499

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Golden Threads: Through our corporate plan we identified 4 strategic priorities or ‘golden threads’ relating to our customer, homes, our staff and an assured Radius business:

Customer First	Great Places	Empowered People	Assured Business
<i>Providing the best possible services with our partners for the benefit of our customers</i>	Where our customers experience the best possible services whether it is from a Radius employee or one of our valued delivery partners.	Customer First	
<i>Build and maintain safe & sustainable homes within thriving communities</i>	Building and maintaining all our homes to the safest and greenest viable standards set within well-planned & welcoming communities.	Great Places	
<i>Great and agile places for our staff to develop, innovate and collaborate</i>	Our people through our values, empowered by agile and flexible working, enabled by the latest technology, stronger through training and partnership working, helping and supporting more people.	Empowered People	
<i>Being compliant, resilient, vigilant and innovative</i>	Upholding good governance and trust, anticipating risks as we remain financially sound while all the time looking for and adopting new and better methods.	Assured Business	

Governance

Radius Board of Management: The responsibility for the general policy, management and operation of Radius rests with a voluntary and unremunerated committee known as the Board. Day to day management is delegated to the Chief Executive and six directors.

Group Structure: Radius Housing Association Limited provides housing, care and support to communities in N. Ireland and is the controlling member of the Group.

Radius Homes Limited provides property development services to assist the Association in delivering its social housing development programme.

Tealstone Developments Limited provides investment opportunities outside of the objects of the Association which are expected to deliver a profitable return on investment, to be reimbursed to the Association.

Refer to note 18 for details of Radius Housing Association Limited investments in subsidiary undertakings.

Status: Radius Housing Association Limited is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (No. IP 169) and is a Registered Housing Association. The Association is a registered charity under the Charities Act (NI) 2008 (Charity No. NIC102575).

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Business Overview for 2022/23

As we progressed beyond the pandemic so our services returned to normal in almost all settings. The exception has been in housing-with-care schemes where a number of Covid safety procedures are still in place to protect our most vulnerable residents. This is pending a review by the N. Ireland Public Health Authority. We have embraced hybrid and flexible working and have embedded policies, procedures and systems which are not only supporting better customer services but enabling staff to achieve a healthier work life balance.

As with other regions of the UK and the wider economy, we have experienced challenges in recruiting skilled and experienced staff. Cost of living pressures and rising wage demands have created further pressures for our business. Meanwhile, our tenants are having to cope with a widening gap between household income and the day-to-day cost of food, fuel and energy. Tenders for our contracting, maintenance and design activities have consistently returned price increases, some as high as 40%, reflecting supply chain trends elsewhere in the UK. In these challenging times we have worked closely to support our contracting partners maintaining service levels and progressing building sites.

Radius has in place a broad range of tenancy sustainability interventions helping our most vulnerable tenants. We have extended our service charge convergence plans and discounted the full heating charge for sheltered tenants. These measures have helped to shield our tenants from the full extent of the harsh economic headwind at this time.

We remain committed to investing in our existing stock and providing the best possible customer services for our tenants and residents. We are building more sustainable homes within shared and inclusive communities. Our Development Team showed great tenacity and creativity as we progressed several complex new-build projects through planning, tendering and the requisite departmental approvals. This while delivering a healthy programme of completed new homes. The team also managed to progress several signature projects in readiness for the 2023/24 development programme. It remains to be seen how government budget cuts in the incoming year may impact on the overall social housing capital programme and those services which depend on revenue funding.

In this our first year of our latest corporate planning cycle, we set about developing our new corporate plan for the next five years, 2022/23 to 2026/27. We engaged with tenants, staff, business partners and other key stakeholders to ensure we were focusing on the key priorities in the face of the evolving and increasingly challenging business environment. We are confident that with the creativity and resilience of our people and our planned investments we will continue to improve lives and communities through our homes, care and support.

Radius Business in detail

Development & Property Services

During the year we commenced on site 430 new sustainable homes. This while completing a further 189 new social rented homes on sites across Northern Ireland for handover to tenants. We also advanced a number of signature projects which will be capable of delivering 3-400 potential new-start homes in 2023/24. The actual outturn will be dependent on available capital funding from the government following its budget determination in May 2023. Meanwhile, our first private development project via our private subsidiary, Tealstone Developments, progressed to the point of submission for planning. At year end, Radius had over 700 new homes under construction on sites across Northern Ireland.

The progress and performance of some builders and contractors has unfortunately been impacted by labour shortages, delivery delays and rising prices. In some cases completion of new homes have been delayed by as much as 12 months. Whilst in other cases some framework contractors have decided to exit their arrangements with us. We remain committed to working with all our partners on practical and reasonable solutions which not only support them in these challenging times but which protect the interests of our customers and our business.

Housing and Community Investment

The Radius Communities team continues to focus on achieving elevated levels of performance in housing management. We seek to enable our tenants to sustain their tenancies while maximising rental income and occupancy levels across our 13,500 homes. With demand at record levels we seek to turnaround properties as efficiently as possible. Our arrears and voids performance outturn for general needs and sheltered housing at 4.4% and 3.7% respectively, down from 7.6% and up from 2.8% in 2022. We have deliberately grouped batches of void properties for dampness remediation and decanting purposes in 2023/24. For supported housing, voids rose to 4.5% from 4.1% due to continued restrictions following the pandemic. Supported housing arrears rose to 6% in the same period. Our anti-social behavioral resolution rate was within target, while 90% of complaint responses were completed within 20 days, up from 86% in 2021/22. Meanwhile the time to relet properties stood at 33 days, outside of our 25 day target and we are working hard with contractors to bring this back into line.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Enhanced Customer Insight

At Radius we are keen to know what matters to our customers. Our tenant engagement programme is shaping and enhancing core services with service users helping to design and specify targets for contractors. In 2021/22 we became the first local housing association to submit to the Supporting Communities Tenant Participation Accreditation for which we received a silver award.

Our most recent Tenant Survey provided valued feedback on our homes, staff and services, including:

- 85% felt Radius treats its customers fairly.
- 85% stated that they trusted Radius Housing Association.
- 90% believe Radius has friendly and approachable staff.
- 84% felt their rent represented value for money and
- Of the 65% who received a repair, 77% were satisfied with the service.

And our most recent Societal Index Survey which informs future strategies and investments for general needs tenants confirmed:

- 39% only have enough money for essentials, 28% run out of money before the month-end.
- 53% rate health and well-being support as a priority followed by 42% for advice on benefits entitlement.
- 23% do not have an email address while 46% are confident in using digital services.
- 86% would like to see more sustainable homes but only 43% would pay higher rent to live in one and
- 51% do not use public transport while 46% of households have at least one car.

Tenants are represented on our Board, in our Communities Committee, on our Tenant Executive and through scrutiny panels and focus groups. They inform new procurements, contractor management procedures and sit on recruitment panels for board and management appointments. 2023/24 promises to be busy for tenants as we recruit a new Tenant Executive and introduce additional service-user focus groups.

Community Investment & Shared Futures

Our community investment teams work closely with business and community groups supporting tenants through a variety of interventions. Our community investment highlights during 2022/23 were:

- Our Benefits Officers identified around £1m of additional income entitlement for tenants.
- We launched Radius's Tenant Engagement Strategy and Action Plan.
- Our 3 Service Improvement Groups reviewed: Complaints, ASB and MTC Contracts for heating and repairs, giving rise to 14 strategic outcomes and benefits.
- We facilitated 260 community events, programmes and projects across Northern Ireland, working with 110 statutory and community partner organisations, with 10,000 registered attendances.
- We launched our Digital Inclusion Strategy and Guidebook.
- 180 delegates attended our Radius Tenant Conference in October 2022.
- Our Northwest Hub was formally re-opened in August 2022 with a community information and fun day after a two year closure due to covid. Over 100 people attended the event, and the Hub has seen an increasing number of users month on month.
- Our £20,000 Community Chest Fund enabled 30 groups to deliver projects within Radius Communities.
- We loaned out 40 tablet computers on awareness sessions and to help tenants attend virtual focus group meetings.
- 16 of our tenants and staff took part in digital champion training with the Barclays Digital Eagles programme.
- We partnered Ability Net, so our tenants could receive 1:1 digital training.
- We established our Sustainability Group with staff, tenants and Joint Management Partners.
- We held our Verbal Wellbeing Programme: A 12 week storytelling programme to promote inclusion and address loneliness and anxiety run out in 18 independent living schemes, with 131 participants and 130 storytelling sessions.
- We had 50 Estate Walkabouts with staff meeting tenants and community representatives on local issues.

Our Community Investment Team, working in tandem with tenants, community groups, government agencies and a whole host of stakeholders, are helping to build resilient, respectful and engaged neighbourhoods. We have exciting plans for 2023/24 for a Radius Foundation, to help extend the reach of our programmes even further.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

We are committed to enhancing respect, cultural awareness and resilience within our communities with our staff and community partners engaged in a diverse range of activities part-funded by the government's Together Building United Communities Fund. In 2022/23 we had many highlights under the themes of:

- **Beauty is Our Business:** 32 participants achieved 70 professional beauty accreditations with 20 receiving OCN level 3's. A further 12 completed Driving Theory courses. Our tenants were supported by GEMS NI, the East Belfast Mission, Utopia Learning and Capital Hair & Beauty.
- **Do Something Healthy (DSH):** 72 participants achieved 120 OCN accreditations. They were aided by Partnership with Boys & Girls Club NI, which supported our tenants in 5 Shared Housing Areas across N. Ireland.
- **Soccer Academy – Street Soccer:** 134 participants with 43 achieving IFA Level 1 Coaching Awards; 46 achieving OCN accreditations in Disability Awareness in Youth Work; and 30 achieving Introduction Certificate for Refereeing.
- **Schools Biodiversity Project:** 23 schools participated, providing 607 pupils from across N. Ireland in our partnership with Keep Northern Ireland Beautiful. This through the universal language of biodiversity while promoting Good Relations and inclusivity in and between schools.
- **RESPECT Programme:** We worked with 16 schools, providing 480 pupils with education on the consequences of crime and anti-social behaviour whilst promoting health and safety, well-being and good relations within communities. They were aided by the Children's Safety Education Foundation.
- **Knock Knock – Ballymena Schools Project:** 12 primary schools worked with 3 Independent Living schemes for older people. Together they created a book about "Home", celebrating diversity and culture. The project won the CIH Promoting Shared Communities Award 2022.
- **Messines Project:** We had 17 participants with 14 achieving OCN level II's in Conflict Resolution which focused on addressing their differences through a shared history of World War II.
- **Community Development:** We had 18 participants complete OCN Level I's in Community Development.

Care and Support

We manage 1,199 supported housing tenants and residents through a blend of directly managed and partner schemes. We have an extensive list of partners including: the Salvation Army; De Paul; the Simon Community; Extern; MACS; Praxis; First Housing Aid and Support Services; WHSCT and BHSCT. Our partners provide expert care and support some of the most vulnerable and marginalised people in society. Client groups include the homeless, young and older people with learning disabilities, people with dementia and those dealing with alcohol and substance dependency. Radius provides a landlord service to our partners in these settings.

Within our directly managed housing-with-care schemes we seek to maximise independence and to ensure residents participate as much as possible in local community activities. We are grateful for the continuous help of businesses and volunteers who either directly or through funding, support lunch clubs, outings and a range of stimulation and entertainment activities for our residents and tenants. These include donated meals and food; memory cafes; chair aerobics; intergenerational events; shopping, theatre and concert outings; flower arranging; crafts and artwork; poetry and history events. For the second year running a Radius residential scheme has topped the local polls with our Loughview Housing-with-care scheme voted 2023 Residential Care Home of the Year at the NI Nursing Care Awards.

Radius's housing with care schemes continued to receive positive inspection reports from the Regulation and Quality Improvement Authority (RQIA) throughout 2022/23. Staff within our directly managed schemes provided the best possible care, support and reassurance to our residents. Where it was safe to do so we facilitated regular family visits and zoom calls within the directly managed schemes. A number of controls introduced at the time of the pandemic have been retained but are expected to be lifted in mid-2023. The housing-with-care sector as with many sections of the economy, is facing a skills shortage and this has contributed to rising agency costs. In recent months, new approaches to advertising and recruitment have been bearing fruit.

Staying Put Service

Radius's Staying Put service provides invaluable assistance for people applying to the NI Housing Executive's Disability Facility Grant (DFG) Scheme for home adaptations. Our team helps applicants navigate the process and assists with the procurement of design services, building control applications and building works. Applications to the service began to increase in late 2022 as the pandemic eased. However, some applicants for DFG's have cited difficulties in procuring contractors and getting them to hold their prices amidst the rising labour and material costs seen elsewhere. We are concerned that the DFG Scheme may be particularly impacted by possible NI Government budget cuts in 2023/24 and have made representations on behalf of those likely to be affected. In 2022/23 we received 478 new enquiries and 311 approvals from the NI Housing Executive. A total of 239 grant aided adaptations and improvements were completed in the same period.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Radius Connect24

Radius's Connect24 business provides telecare and telehealth support services enabling many older and vulnerable people and those with chronic illnesses to maximise their independence. Connect24 has led the way in the UK and Ireland in developing a connected health offering with a full triage capability supported by an inhouse nursing resource.

Connect24's overall connections were marginally up at year end, close to 20,000, at 2% above our growth target. This includes 3,168 patients across the Health and Social Care Trusts in Northern Ireland and Republic of Ireland for remote telemonitoring. At the conclusion of the 2022/23 year 94.5% of calls were being responded to within 60 seconds. The team also successfully renewed their ISO27001 and ISO20000 quality standards as certified by Exova BM Trada. Radius Connect24 is monitored and annually assessed by the Telecare Service Users Association (TSA).

Our Connect24 team have been upgrading their telephony monitoring platform through 2022/23 as we prepare to adopt the new BT Aura telephony system. We have also been trialing analogue-digital changeover solutions in advance of the 'analogue switch-off' date in 2025. This while exploring how new technologies such as Alcuris's Memo Hub and the Pacsana Bracelet, can help people live more independently and reduce pressures on Health and Social Care services.

Customer Service Centre (CSC)

We launched our CSC two years ago and were particularly pleased to see advancements in staffing and performance through 2022/23. Our intention is that the CSC and our call agents have the capability to field enquiries through a variety of channels, i.e. telephone, email, social media, etc. and eventually be able to respond to 80% of them at first point of contact. In parallel we are modernising our CRM and housing management systems and the enabling processes which will enhance our customer experience. In 2023 we have engaged a telephony expert to lead a review into the progress and learnings to date and to help shape the next phase of development of the centre.

Radius Staff

Our success and achievements are mainly down to the professionalism and dedication of our staff who have a high regard for customer service, comfort and safety. In the early days of the pandemic we were grateful for the flexibility and resilience shown by staff working in the front line within supported schemes and from home.

Office based staff embraced flexible and hybrid working patterns and enjoyed access to core operating systems over secure digital platforms. In 2022/23 we introduced hybrid working policies which enabled us to retain the positive aspects of home-working and more family-friendly working arrangements. At the same time we found our customers were pleased with our overall service. We continued with our annual pulse survey of staff for the third year running to capture their views on home working during the pandemic. We also carried out a series of mystery shopping surveys to ensure customer service standards were being maintained. Our staff pulse survey was consistent with the previous 2 years and confirms high levels of support and communication from management and Radius:

- 85% were at least in weekly contact with their line manager
- 93% felt connected to their colleagues and part of a team
- 83% were clear about their job requirements in a home setting
- 70% felt Radius's level of communication was excellent with no improvement needed.
- 78% had access to the information from home needed for them to do their work.

The HR and Corporate Services team provided extra guidance on homeworking, mental wellbeing and other support initiatives to staff throughout the year. Our Mental Health Strategy launched in 2022 is supporting staff amidst the transition to hybrid and flexible working. Highlights include:

- 23 Mental Health First Aiders
- Staff health cash back programme via Health Shield
- 24/7 Counselling via the Belfast Health and Social Care Trust
- Weekly occupational health nurse clinic with employee health checks
- Relaunch of Radius's 'Our Place' intranet site with advice and health tools

Sickness and absence levels for the year finished on 3.3% up from 3% in 2022. Staff turnover was unchanged at 14% across the year, below our peers in the Housing and Care Sector. Recruitment continues to be challenging, reflecting the national skills shortage. However our new recruitment methods are increasing applicants with some long-term vacancies now being filled.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Our transformational team progressed key change and modernisation projects aimed at enhancing our customer experience. These are centered around new head offices, new computer management systems, an improved CRM system and a multi-channel customer portal. The team developed resources and guidance to aid SMARTER working practices and to support staff working remotely. We expect work on our new offices to commence in early summer 2023 and to complete by the end of 2025.

The Senior Management Team is 71% female and 29% male. Radius has 843 employees of which 18% are male and 82% are female. Regarding the Radius Board, 27% are female and 73% male. 47% are under 61 years and 53% above. We invest around £300k each year in the training and development of staff. Applications for employment by disabled persons are always considered, bearing in mind the respective aptitudes and abilities of the applicant concerned. In the event of members of staff becoming disabled every practical effort will be made to ensure that their employment with the Association continues and the appropriate training is arranged. It is the policy of Radius that the training, career development and promotion of a disabled person should, as far as possible, be identical to that of a person who does not suffer from a disability. An Equality Commission FEC Return was presented during the year.

In 2022/23 the Department for Communities published their regulatory judgement for Radius following the 2021/22 Regulatory Return. We are pleased to confirm that Radius was adjudged as continuing to meet the regulatory standards for governance, finance and consumer standards. Moody's completed its annual credit rating re-assessment of our organisation and reconfirmed our A1 Rating. This leaves Radius as one of the few remaining UK housing associations at Moody's highest credit rating level for housing providers. This together with our positive Environmental, Social and Governance (ESG) assessment against the UK's Sustainability Reporting Standard positions Radius in a favorable light for additional private funding as we prepare for our next private placement in 2024.

Radius is a member of the UK Housing Association benchmarking club, Housemark and undertakes regular peer reviews to help identify areas for improved performance, efficiencies and raised productivity. We retained our Customer Service Excellence quality mark during the year while our Development, Assets, Staying Put and Corporate Services departments were reaccredited to ISO9001. IT services also retained their ISO20000 and ISO27001 accreditations.

We received 152 complaints across its customer base of around 33,000 direct service users, down 16% from the previous year. Of these, 80 (46%) were upheld and 92% were responded to within our targeted response time. The principal areas of dissatisfaction related to delayed repairs and perceived lower quality of service than was expected. We will continue to reflect on the learnings from complaints and seek to improve our business by shaping our policies, procedures and staff training programmes accordingly.

Radius's Health, Safety, Risk and Insurance Group continue to closely monitor safety across the association. This is backed up by mandatory health and safety courses, rolled out under Radius's Corporate Training Plan. They met throughout the year to review safety and assess risk. Covid risk assessments were undertaken in the various work settings in response to the evolving guidelines from the Public Health Authority. In 2022/23 we recorded one incident under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013. Radius's Assets team oversee compliance inspections covering: gas system servicing and inspection; legionella inspections, asbestos management, fire risk assessments and other compliance areas. It has been challenging to gain entry into all homes to conduct essential inspections and tests of gas boilers and perform other safety checks. At year-end we had 14 properties overdue a gas-boiler inspection. This despite many efforts to engage the tenants and to warn of our intention to disconnect and in some cases even to take legal action.

We operate a robust GDPR monitoring and improvement function within our business. Over 900 staff have received mandatory training on GDPR. System security and penetration tests were carried out during the year with findings being reported to the Board. The security checks and controls take into consideration home-working arrangements and continue to be upgraded in line with an ever-changing fraud and cyber-crime risks.

We continued our commitment to developing staff, contributing to society and protecting the environment through our CSR Action Plan. Our charity partner, Air Ambulance NI completed its first year term with us during which time £32,000 was raised by staff, business partners and tenants. The fundraising activities have given tenant communities an added incentive to come together across a variety of events. We are aiming to help them raise £70,000 over the 2 years of their charity term with us.

Energy Savings and ESG

Over the last year we saw energy and fuel prices continue to rise leading to financial hardship for our tenants and staff. The Board took the decision not to pass on the full cost of heating within those sheltered housing schemes operating communal boilers. This together with a subsidy on service charges helped to shield our tenants from the full extent of the cost-of-living increase. These savings of approximately £2m combined with further assistance in the form of Radius's Community Chest and our Tenant Hardship Fund, helped our most vulnerable customers to sustain their tenancies. Prices are unfortunately expected to only marginally reduce in 2023/24.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

For the first time in 2022/23 we assessed the Radius organisation under the UK’s Sustainability Reporting Standard. We are delighted to be able to draw out the excellent work by staff, tenants, Board and partners throughout Radius in championing justice, celebrating diversity and promoting biodiversity. This as part of our ‘Radius Sustainable Way’ – a 9 themed action plan aimed at strengthening our resolve on matters which improve the environment and society while upholding good governance. Radius’s homes have an average EPC score of 75 which is significantly above the Northern Ireland residential average of 60. 84% of Radius’s housing stock is rated at EPC Level C and above. We have committed to investing £25m over the next 5 years in our older homes as we aim to eliminate dampness due to rising and penetrative damp. It is unfortunately the case that incidents of condensation and mould growth are presenting with increased regularity as tenants struggle to adequately heat and ventilate their homes. We are working closely with tenants to raise awareness of measures to reduce this problem, while our contractors perform remediation works.

We are designing new build projects to EPC Level-A while focusing on the regeneration of brownfield sites. A sizeable proportion of our housing stock has been fitted with solar panels including over 100 sheltered and supported housing schemes and is delivering over 700,000KWh’s per.annum. The energy savings are passed directly to older tenants and help to reduce fuel poverty. Further Photovoltaic (PV) panels have been installed on over 400 general needs homes. Our planned maintenance teams continue to change over traditional oil fired communal heating systems to more efficient gas-powered systems. Radius will partner Phoenix Gas on a number of residential pilot schemes in 2023/24 aimed at identifying measures to cut carbon footprints. We also plan to commence our first ‘Carbon Near Zero Energy’ building in Larne.

For the year ended 31 March 2023, Radius Housing, including its wholly owned subsidiaries, reported the following energy usage and carbon emissions for the Group’s corporate activities:

- Underlying global energy use for the year ended 31 March 2023 of 52,790,784 kWh (2022 – 54,217,826 kWh).
- Annual GHG emissions for the year of 9,584.37 tCO₂ (2022 - 10,523.91 tCO₂).
- Emissions intensity ratio of 0.099 GHG emissions per £m revenue (2022 - 0.112).

The above SECR disclosure presents our carbon footprint across Scopes 1, 2 and 3, together with the appropriate intensity metric and our total energy use of electricity, gas, kerosene, LPG and diesel vans. The usage is as follows:

	2023 kWh	2022 kWh
Electric	7,769,047	8,292,574
Kerosene	16,243,405	14,495,375
LPG	1,698,381	1,503,534
Gas	26,933,547	29,815,029
Diesel	146,405	111,314
Total	52,790,785	54,217,826

Ratio – 9,584.37 / 97,067,730 (Net Turnover) = 0.099 (2022 – 0.112)

Energy efficient actions taken include:

Radius operates a large solar panel portfolio, managing approximately 400 PV systems; offsetting our carbon emissions and making significant energy savings by supplying electricity to a number of our housings schemes. During this financial year they generated an estimated 710,000 kWh which was exported to the grid.

Radius Board and Senior Management

In 2022/23 Melanie English and Robert Dunne retired from the Board. Melanie had chaired the Radius Audit and Risk Committee as well as sitting on the Development Committee for Radius and formerly Fold Housing Association. Robert had been a member of the Audit and Risk Committee. We are grateful to both for their dedication, leadership and contributions to the Association. We were delighted to welcome our new members, Niall Quinn and soon Jacyn Richardson onto the Board. At the commencement of 2023/24, there were 4 females and 8 males on the Radius Board of Management as well as an independent male member on each of the two subsidiary companies and a female member on Tealstone Developments.

**Strategic report of the Board of Management for the year ended 31 March 2023
(continued)**

Radius launched its latest Corporate Plan in 2022/23 following consultation with all key stakeholders. This process was overseen by independent consultation experts Creative Bridge. The business planning framework for the next 5 years takes into consideration all opportunities and threats affecting our customers and business and draws out our key priorities. We will revisit the framework each year as we refresh our business plan to ensure continued congruence. This annual review is informed through regular risk-assessments and horizon scanning at committee and board levels, through customer and partner feedback, recommendations from audits and independent assessments, business stress-testing and through proposals emerging from strategic board discussions.

Members continued to avail of extensive training and awareness sessions and seminars, covering a broad range of topics. There were inhouse workshops on: stress testing of the 2022/23 business plan and budget; the new Radius ESG Strategy; the Radius 2023/24 rent and service charge settlement; Radius’s final appraisal of the new Head Office at Hollywood; a review into governance arrangements for Radius’s subsidiaries; a fundamental review of Communities at Radius by Campbell Tickell; a ‘fabric-first’ investment proposal for St John’s Close, Belfast; An Interim Cashflow Appraisal Model for schemes with cashflow deficits; the Radius 2023/24 budget and business plan; and a Treasury Options workshop for long-term, short-term and sustainable financing. The Board held its strategic review event in Newcastle which included the Annual Group Appraisal and was attended by business partners and local public representatives.

The Board performed its annual review of Radius’s risk tolerance and appetite and confirmed the organisational scheme of delegation following minor adjustments on Development and procurement authorisations. The NatFed Code of Governance 2020 had been adopted at the beginning of 2022/23.

Radius is very grateful for the dedication and direction afforded to the Association by its voluntary board members. Their willingness to make themselves available for key decision making throughout the pandemic ensured continuity in services and projects. Their expenses claimed during the year amounted to £2,085 (2022 - £559).

Finance and Business Performance

Actual Performance for the year ended 31 March 2023

In its sixth year of operation, Radius achieved an Operating Surplus of £13.8m versus £15.3m in 2021/22. The decrease was mainly due to the impact of cost increases across each area of the business. A major component of this is the increase in the cost of heat & light of our Schemes and Offices. The cost increased by 17.5% this year which is on top of the 92% increase in 2021/22. This along with the increased cost of staffing and the £2.8m increase in response and change of tenancy maintenance are the main variances to the surplus in 2022/23.

Income stood at £97.1m, up from £94.2m in the same period last year. The value of Radius’s total housing properties at cost rose from £1,109m to £1,158m. This movement was due to housing completions in the year less sales to tenants under the “right to buy” scheme which were significant this year as the Scheme drew to a close.

The management of financial resources is critical to the Group’s ability to meet its objectives. Whilst the Association has voluntary non-profit making status, the generation of an annual surplus is vital to ensure the ongoing investment in new housing stock to provide for longer term maintenance obligations, to meet the commitments to lenders and to generally ensure adequate protection against unforeseen circumstances.

Radius rating was held at A1 during the year 2022/23 with the outlook moving to negative from stable due mainly to the outlook for the UK economy.

Key financial indicators are shown below:

	2023	2022
• Net Surplus as % of Turnover (<i>before exceptional items & affordable sales</i>)	7.4%	7.6%
• Operating Costs as % of Turnover	85.7%	83.0%
• Rent Losses as % of Rental income	3.7%	3.5%
• Interest Cover (<i>after adding back capitalised major repairs</i>)	147%	146%
• Liquidity Ratio	0.95	1.26
• Gearing Ratio	25.8%	18.7%

These results and the associated statistics show that despite the cost pressures, Radius remains in a strong financial position.

Strategic report of the Board of Management for the year ended 31 March 2023 (continued)

Positive Social Impact & Value for Money

Achieving Value for Money (VFM) and continuous improvement remain key priorities for Radius. We aim to utilise our assets and resources as much as possible to meet the needs of existing and future tenants and residents. With the effects of the pandemic, Brexit and a hardening economic headwind, the opportunities for savings through tendering and re-procurement greatly diminished in 2022/23. That said sizeable VFM was delivered by other means:

- Maximising the ‘Housing for all’ fund for shared communities
- Shielding of customers from the full extent of actual costs
- Reduced waste
- Higher performance through empowered staff
- Maximising our social value
- Positive customer and staff engagement
- Community safety and regulatory compliance.

We work collaboratively across traditional business unit boundaries, harnessing the innovation and creativity of our people, our customers and our business partners to deliver improvements through efficiency, effectiveness and economy. Productivity levels have returned to normal pre-pandemic levels. However in the face of unprecedented inflation rates, labour scarcity and highly pressurised supply chains, it has been virtually impossible to achieve procurement savings on price alone. Some costs in construction and maintenance activities have returned higher tendered rates by as much as 40%. With the assistance of tenants we have redesigned some key contracting frameworks which are expected to reduce wastage and improve customer experiences over time. In 2023/24 some contractors decided to exit framework arrangements on grounds of diminished viability and/or following problems recruiting skilled and experienced staff.

In terms of social value, we managed to grow our Shared Housing and Good Relations Plan funding to over £7m which will benefit our communities. Through 2022/23 we invested over £1m in our shared communities. Radius Homes achieved a VAT recovery of around £320k on design services in the year. Meanwhile we shielded tenants from around £600k of fuel costs and £1.4m of the actual cost of services by reduced service charges. We donated £25k to Radius’s Community Chest Fund for the benefit of our tenants and assisted those most vulnerable by way of our Hardship Fund of £20k. Apart from the 700,000kWh of solar energy generated from PV panels across our stock, the additional Renewable Obligation Certificates (ROC’s) contribution for the same panels reached £110k over the 12 months.

In summary the VFM highlights through 2022/23 include:

• Community investment activities	£ 991k
• VAT recovery through Radius Homes	£ 320k
• Radius Community Chest Fund	£ 25k
• Radius Tenant Hardship Fund	£ 20k
• Annual PV panel contribution	£ 110k
• Heating costs absorbed by Radius	£ 600k
• Service charges costs absorbed by Radius	£1,400k
Total VFM for Customers	£3,466k

While we await details of our government’s response to the ‘zero-carbon’ challenge, we have committed £25m towards the modernisation and retrofitting of our older and less fuel-efficient housing stock.

Risk Management

Responsibility for the identification of risks is clearly defined and operates through a cascading risk assessment process. Key risks facing the Group are considered by the Board of Management at each board and committee meeting. Each directorate updates its own risk register every month and undertakes horizon scanning for possible future risks. These in turn are elevated upwards to Radius’s Corporate Risk Register.

We stress-tested our budget and business plan midway through 2022/23, calculating an LBE against a number of unfavourable variances and scenarios and found them to have an appropriate level of resilience and financial capacity to enable us to continue delivering on our objects. We revisited our risk appetite and tolerance and introduced a new risk appetite framework to guide the board, committees and management in their decision making. Radius’s governance and risk management policies and procedures were reviewed by our auditors during the year, prior to the 2023/24 business plan being approved in March.

Report of the Board of Management for the year ended 31 March 2023 (continued)

Statement of the responsibilities of the members of the Board of Management(continued)

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and Group and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements and other information included in the Directors report may differ from legislation in other jurisdictions.

Statement of disclosure of information to auditors

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

- There is no relevant audit information of which the Association and Group's auditors are unaware; and
- They have taken all the steps that they ought to have taken as members of the Board of Management in order to make themselves aware of any relevant audit information and to establish that the Association and Group's auditors are aware of that information.

Internal control

The Board of Management has overall responsibility for the Association and Group's internal control systems and for reviewing the effectiveness of these. Such systems can only provide the Board of Management with reasonable (and not absolute) assurance against material misstatement or loss as they are designed to manage the risk of failure to achieve business objectives rather than eliminate the risk completely.

Audit

The Board of Management has established an Audit Committee with clearly defined terms of reference. The main functions of the Audit Committee are to control and review the external and internal audit functions, the internal control systems and monitor the performance of the Association against the key business indicators. The Association's internal auditors report directly to the Audit Committee on completion of each systems review and an annual summary report is produced by the internal auditors summarising the systems audit programme each year. The work of the external auditors also provides some assurance through the year-end audit and the provision of a report to those charged with governance.

Board of Management, Shareholders and Officers

The members of the Board of Management and the officers of the Association are listed on page 2.

Each member of the Board of Management other than members co-opted during the year holds one fully paid share of £1 in the Association.

Radius's voluntary board members continue to give very generously of their time. They supported Radius throughout the year through: attendance at board and committee meetings and the review of papers; attending special board meetings, strategy workshops; in tender evaluations; in meetings with regulators and business partners; training events, seminars and conferences; involvement in board and senior management recruitment exercises and by attending the annual strategic workshop.

Independent auditors

The auditors, Grant Thornton (NI) LLP, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

By order of the Board



M Pitt

Chair of the Board of Management

29 June 2023

Radius Housing Association Limited

Northern Ireland - Charity number 102575

Annual return

Independent auditors' report to the members of Radius Housing Association Limited Report on the audit of the financial statements

Opinion

We have audited the financial statements of Radius Housing Association Limited (the "Association") and its subsidiaries (together the "Group") for the year ended 31 March 2023, which comprise the Consolidated and Association's statement of comprehensive income, the Consolidated and Association's statement of changes in reserves, the Consolidated and Association's statement of financial position and the Consolidated statement of cash flows, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and accounting standards issued by the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, Radius Housing Association Limited's financial statements:

- give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice of the state of affairs of the Group and the Association as at 31 March 2023 of the assets, liabilities and financial position of the Group and Association's income and expenditure and the Group's cash flows for the year then ended; and
- have been properly prepared in accordance with the requirements of Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, the Housing (Northern Ireland) Order 1992, Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993 and the Charities Act (Northern Ireland) 2008.

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 'Responsibilities of the auditor for the audit of the financial statements' section of our report. We are independent of the Group and Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the FRC's Ethical Standard and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Managements' use of 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 Group and Association's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Strategic Report of the Board of Management, and the Report of the Board of Management. The Board of Management 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 in the financial statements, 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.

Independent auditors' report to the members of Radius Housing Association Limited (continued)

Report on the audit of the financial statements (continued)

Matters on which we are required to report by exception

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 we are required to report to you if, in our opinion:

- the Association have not kept proper books of account; or
- the Association have not maintained a satisfactory system of control over transactions; or
- the financial statements are not in agreement with the Association's books of account; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in this regard.

Under the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015, we are required to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit; or
- the information given in the Report of the Board of Management and the Strategic Report is inconsistent in any material respect.

We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the Board of Managements' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102, and for such internal control as directors determine necessary to enable the preparation of financial statements are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group and Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and Association or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Group and Association's financial reporting process.

Responsibilities of the auditor for the audit of the financial statements

The objectives of an auditor 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 their opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatement in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

**Independent auditors' report to the members of Radius Housing Association Limited
(continued)**

Report on the audit of the financial statements (continued)

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

Based on our understanding of the Group and Association, we identified that the principal risks of non-compliance with laws and regulations related to compliance with Data Privacy law, Employment Law, Environmental Regulations, Pensions Legislation, Health & Safety, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial performance and management bias through judgements and assumptions in significant accounting estimates, in particular in relation to significant one-off or unusual transactions.

Responsibilities of the auditor for the audit of the financial statements

We apply professional scepticism through the audit to consider potential deliberate omission or concealment of significant transactions, or incomplete/inaccurate disclosures in the financial statement.

In response to these principal risks, our audit procedures included but were not limited to:

- enquiries of management board on the policies and procedures in place regarding compliance with laws and regulations, including consideration of known or suspected instances of non-compliance and whether they have knowledge of any actual, suspected or alleged fraud;
- inspection of the Group and the Association's regulatory and legal correspondence and review of minutes of board meetings during the year to corroborate inquiries made;
- gaining an understanding of the internal controls established to mitigate risk related to fraud;
- discussion amongst the engagement team in relation to the identified laws and regulations and regarding the risk of fraud, and remaining alert to any indications of non-compliance or opportunities for fraudulent manipulation of financial statements throughout the audit;
- identifying and testing journal entries to address the risk of inappropriate journals and management override of controls;
- designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing;
- challenging assumptions and judgements made by management in their significant accounting estimates, including useful economic life of housing and non-housing properties, and defined benefit assumptions; and
- review of the financial statement disclosures to underlying supporting documentation and inquiries of management.

The primary responsibility for the prevention and detection of irregularities including fraud rests with those charged with governance and management. As with any audit, there remains a risk of non-detection or irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or override of internal controls.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the Association in accordance with section 43 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, section 65 of the Charities Act (Northern Ireland) 2008, regulations made under section 66 of that Act (Part 4 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and article 19 of The Housing (Northern Ireland) Order 1992. Our audit work has been undertaken so that we might state to the Association those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association as a body, for our audit work, for this report, or for the opinions we have formed.



Louise Kelly (Senior Statutory Auditor)
For and on behalf of
Grant Thornton (NI) LLP
Chartered Accountants & Statutory Auditors
Belfast
Northern Ireland

29/6/23

Consolidated statement of comprehensive income for the year ended 31 March 2023

	Note	2023 £	2022 £
Turnover	5	97,067,730	94,162,736
Operating costs	6	(83,243,376)	(78,882,355)
Operating surplus	7	13,824,354	15,280,381
Transfer to Disposal Proceeds Fund	10	(1,336,751)	(330,592)
Transfer from/(to) Tenant Services Fund		406,645	(41,590)
Interest receivable and similar income	11	127,659	8,062
Interest payable and similar charges	12	(8,439,665)	(8,542,691)
Net pension income	13	2,602,947	(511)
Exceptional costs	7	-	(25,000)
Surplus before tax for the financial year		7,185,189	6,348,059
Taxation	14	-	-
Surplus for the financial year		7,185,189	6,348,059
Other comprehensive income/(expense):			
Fair value gain on financial instruments		199,878	177,273
Pension scheme deficit reduction payments		(1,669,000)	(1,639,000)
Actuarial (loss)/gain in respect of pension schemes	36	(2,605,000)	10,754,000
Total other comprehensive (expenses)/income		(4,074,122)	9,292,273
Total comprehensive income for the year		3,111,067	15,640,332

The notes on pages 24 to 49 are an integral part of these consolidated financial statements.

All amounts above relate to continuing operations of the Group.

Consolidated statement of changes in reserves for the year ended 31 March 2023

	Note	2023 £	2022 £
Surplus for the financial year		7,185,189	6,348,059
Fair value gain on financial instruments		199,878	177,273
Pension scheme deficit reduction payments		(1,669,000)	(1,639,000)
Actuarial (loss)/gain recognised in pension scheme	36	(2,605,000)	10,754,000
Issue of share capital	28	1	2
Net addition to capital and reserves		3,111,068	15,640,334
Opening total capital and reserves		159,515,893	143,875,559
Closing total capital and reserves		162,626,961	159,515,893