

Adra

Adra (Tai) Cyfyngedig

Group Financial Statements

For year ended March 2024



ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

ADRA Group
CONSOLIDATED REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

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BOARD MEMBERS AND PROFESSIONAL ADVISORS

BOARD MEMBERS

Hywel Eifion Jones (Chair)

Sasha Davies (Vice-Chair)

Mark Jones

Robert Lewis

Cai Larsen

Huw Gareth Pritchard

William Nixon

Sharyn Williams

Dawn Jones

Gwenda Crawford (Co-opted Member)

Denise Stone (progressed from a Co-opted Member to a Tenant Member in July 2023)

Dafydd Edwards (progressed from a Co-opted Member to an Independent Member in July 2023)

Deiniol Evans (appointed July 2023))

Secretary and Registered Office

Executive Officers

Iwan Trefor Jones – Chief Executive (progressed from Deputy Chief Executive to Chief Executive in May 2023)

Sarah Schofield – Director of Customers & Communities

Rhys Parry – Director of Resources

Daniel Parry – Director of Property and Development (Appointed January 2024)

Delyth Williams – Director of People and Communication (Appointed January 2024)

Sion Hughes – Director of Policy and Delivery (Appointed February 2024)

External Auditors

Beever and Struthers

One Express

1 George Leigh Street

Manchester M4 5DL

Internal Auditors

Mazars

First Floor, Two Chamberlain Square

Birmingham

B3 3AX

Bankers

Barclays Bank plc

One Snowhill

Queensway

Birmingham B3 2WN

Financial Advisors

Savills Financial Consultants

33 Margaret Street

London

W1G 0JD

Funders

National Westminster Bank plc, Lloyds Bank plc, BAE Systems Pension Funds CIF Trustees Limited and Rothesay Life plc

Adra (Tai) Cyfyngedig is a Co-operative and Community Benefit Society registered with charitable rules. Co-operative and Community Benefit Society Number: 30776R. Registered Social Landlord number L152.

Strategic Report

for the year 1 April 2023 to 31 March 2024

The Board of Adra (Tai) Cyfyngedig presents this report and the audited financial statements for the year 1 April 2023 to 31 March 2024. Both 'Adra' or 'Association' are used to refer to Adra (Tai) Cyfyngedig.

As required by the Financial Reporting Council, the Financial Statements have been prepared in compliance with Financial Reporting Standard (FRS) 102.

Principal Activities

Adra is a Large-Scale Voluntary Transfer (LSVT) Housing Association formed in April 2010 following the transfer of 6,300 homes from Gwynedd Council. Adra is a Co-operative and Community Benefit Society registered with charitable rules and is a Registered Social Landlord (RSL) regulated by the Welsh Government. As Adra has matured, it has expanded outside of Gwynedd, and now also owns and manages homes in Conwy, Denbighshire, Flintshire, and Wrexham.

Adra's primary purpose is to provide affordable rented homes to those in housing need, and to ensure that those homes meet the Welsh Housing Quality Standard (WHQS). Adra provides homes at social rent, intermediate rent, market rent, rent to own, and also provides shared-ownership homes.

Adra has one subsidiary, Medra Cyf., which is a limited company registered with Companies House. Medra Cyf. is a property development company building new homes for sale.

As at 31 March 2024, Adra owned and managed **7139 properties** including 393 Sheltered Housing for older tenants. Our Corporate Plan 2022/25 sets a target for new home completions March 2025 which was revised during the 2022/23 year to 750 in response to prevailing economic conditions. 250 new homes were completed during 2023/24 bringing the total new homes completed since 2015 to 1048.

For the year ending 31 March 2024, Adra's turnover was **£46.7m** (2023: £42.9m), the surplus for the year was **£8.1m** (2023: £5.2m) **372** staff were employed (2023: 349).

Adra holds the ISO 45001 (previously OHSAS 18001) accreditation for Health and Safety, and the ISO 9001 and 14001 accreditations for Quality and Environment management systems respectively.

Objectives and strategies

Adra's **Corporate Plan** for the period **2022 – 2025** provides the strategic direction for the group, and has the **Vision**:

“to deliver excellent services to our customers, invest in our existing homes, and build more high quality, low carbon affordable homes.”

The plan highlights our three **core values** as a business to support this vision, namely:

- **Ambitious**
- **Open & Fair**
- **Trusted**

Over the 3-year lifespan of the plan we have identified five **Priority Areas** to guide our activity, namely:

- 1) Providing an excellent Customer Experience
- 2) Providing Quality Homes to be Proud Of
- 3) Decarbonising our Homes
- 4) Supporting People and Communities to Thrive
- 5) Strengthening our Business

The full plan can be seen at: [Our 2022 -2025 Corporate Plan - Adra](#)

Financial Review

Regulatory Judgement

The Welsh Ministers have powers under Part 1 of the Housing Act 1996 to regulate Regulated Social Landlords in relation to the provision of housing and matters relating to governance and financial management. The Welsh Ministers publish a Regulatory Judgement under sections 33A and 35 of the Housing Act 1996, with this judgement published in accordance with the Regulatory Framework for Registered Social Landlords in Wales and the related regulatory standards.

<https://gov.wales/housing-associations-registered-wales-regulatory-framework>

The judgement is designed to provide the Registered Social Landlord, its tenants, service users and other stakeholders with an understanding of its financial viability and how well it is performing, at a specific point in time.

The judgement must not be relied upon by any other party for any other purpose. The Registered Social Landlord is responsible for the completeness and accuracy of information provided to the Regulator.

A revised Regulatory Framework was published in 2022, and Adra was assessed against this revised framework. The Regulatory Judgement published by the Welsh Government in October 2022 gave a 'Compliant – Green' status (i.e. the highest rating) for both 'Governance and Tenant Services'; and 'Financial Viability'. The Judgement noted:

- Governance and Tenant Services: "The Association meets the regulatory standards and will receive routine regulatory oversight"
- Financial Viability: "The Association meets the regulatory standards and will receive routine regulatory oversight"

The Regulatory Judgement is available at the 'Regulation' section of Adra's website: <https://www.adra.co.uk/en/about-us/our-performance/regulation/>

Financial Performance

The 2023/24 financial results exceeded business plan targets and showed a surplus on ordinary activities of £8.1m. Adra managed to contain costs, and continuous growth has generated additional income, e.g. from the new homes under management. The result includes the £4.1m dowry from the Welsh Government which is reinvested in Adra's properties.

Tangible fixed assets were £353.6m at year-end, being mainly the cost of capitalised new properties and current housing improvements. Net current assets were £14.5m. Cash balances were £10.7m, and the recognised asset value on the local government pension scheme fund was nil. Total year-end reserves were £93.8m, mainly being housing properties/improvements, less the long-term funding of those works plus cash and other current assets.

Adra has total borrowing facilities of £225.2m. At year-end £189.7m had been drawn as follows:

- Term Loan from Nat West Bank totalling **£45.0m** - repayable in December 2029.
- Private Placement facilities totalling **£105.0m** – repayable in the period 2048 – 2052.
- Revolving Credit Facility loan from Lloyds Bank totalling **£29.5m** – repayable in 2027
- Welsh Government variable rate loan totalling **£1.290m** - repayable before 2028.
- Welsh Government fixed rate loans totalling **£2.957m** – repayable in 2041.
- Welsh Government fixed rate loan totalling **£1.0m** – repayable in 2025.
- Welsh Government fixed rate loan totalling **£5.0m** – repayable in 2054

Assets

As at 31 March 2024, Adra owned and managed **7,139 properties** with more than 300 further homes to be completed by March 2025.

Investment in our existing housing stock continued during the year and the WHQS standard was maintained. Since inception in 2010, a total of £198m has been spent on existing homes, with a further £14.6m invested in 2023/24. A further £40.3m was spent on new build schemes in 2023/24, on top of the £140m previously spent.

Rents

Adra must ensure that its social rents comply with the Welsh Government's policy on Social Housing Rents. The policy takes into consideration recommendations made within two reports commissioned by Welsh Government: Independent Affordable Housing Supply Review which places the tenant and affordability at the heart of their recommendations; and the Herriot Watt Welsh Government social rent policy review.

The policy became operational from 2020/21 and allows an annual rental uplift of up to CPI+1% each year for 5 years from 2020/2021 to 2024/2025. The Cabinet Secretary for Housing however has the right to intervene if Consumer Price Index (CPI) is above 3% or below 0%.

After a detailed exercise to assess affordability, and in line with the Welsh Government's notification that the maximum annual rent uplift would be CPI only for 2023/24, Adra increased 2023/24 rents by 6.5%. (CPI level as at September 2022.) This resulted in an average weekly rent increase from £98.04 in 2022/23 to £104.41 in 2023/24, and total rent charged of £38.9m.

Shared Ownership Sales

Adra's first shared ownership properties became available in 2021/22, and 13 such properties were occupied by March 2024. The proportion of first tranche sales range between 25% and 75%.

Efficiency and Value for Money

Promoting Efficiency and Value for Money (VFM) is one of Adra's fundamental principles. The Corporate Plan notes: *"To make sure that our services address customer needs in a cost-effective way, we will continually review how we do things, carefully balancing cost, quality, and customer expectation. We will procure goods and services fairly and ethically, continuing to support a culture that promotes economy, efficiency, and effectiveness throughout the business, with regular reviews to ensure we undertake relevant improvements. We will also make sure our activities provide the maximum social value and impact to our tenants and communities."*

One of the foundation blocks for delivering Adra's corporate vision is our approach to VFM. In terms of money spent, VFM is not always about paying the lowest price for goods and services, it is about making sure that all money spent delivers efficient, quality outcomes.

Our vision for VFM is *"to achieve quality services for tenants at the best possible price, allowing the redirection of resources to services that deliver most customer impact."*

As well as our Corporate Plan, VFM underpins many of our key strategies such as our Development and Decarbonisation Strategies. The overall ethos and approach to VFM is about ensuring that every pound spent delivers the maximum impact possible in terms of

quality and / or quantity. Without VFM as an overarching principle, companies inevitably spend more than needed to achieve their objectives. Nobody likes to waste resources and our tenants certainly can't afford for us to do so.

One of our commitments by 2025 within our corporate plan is to increase our impact on the local economy. By the end of 2023/24 an economic impact of **£1.86 for every £1 spent** had been achieved on large-scale contracts.

Social Value

There has been an increased focus in recent years in respect of ensuring that our business activity maximises the Social Value and the impact that our investments make. This has been driven by the new Social Value Coordinator post and teams across the company.

Social Value has been embedded into the procurement process and ensures that where relevant, social value accounts for 10% of the overall evaluation criteria for all contracts valued at over £50,000. Social Value tender questions are designed during the planning phase to ensure that our corporate priorities are met e.g. supporting our tenants and people that live within our communities to gain access to employment & training. The Social Value Coordinator has ensured that the excellent work carried out by Adra staff and our partners - be that through our investments or through our community work, is showcased and shared internally and externally.

Our Social Value system, Thrive, enables us to calculate the Social Value generated via partnership working and via our procurement activities. During 2023/24 we celebrated our achievement in this area and published our first Social Value report at the national Eisteddfod. By 31st March 2024 we achieved a social value figure of **£9.5m** via various activities.

Sustainability Reporting Standard

Adra became an early adopter of the "Sustainability Reporting Standard for Social Housing" (SRS) in November 2020 and is committed to report against the standard annually. This voluntary reporting framework has been developed for the social housing sector in response to the desire for common reporting on ESG (Environmental, Social and Governance) issues, such as zero carbon targets, affordability, and safety standards. There has also been strong interest and support from investors in respect of developing the standard.

2023/24 saw us publish our third annual Sustainability Report (in October 2023), which is available [here](#)

Operational Review

As an established social landlord, Adra is committed to continually improving its business and the services provided to customers, and the 2022/25 Corporate Plan sets out our customer centric model, supported by a roadmap for continued growth and service improvement.

Adra's financial and business planning model meant that we have been well placed to deal with the challenges of the turbulent economic conditions faced recently. Despite the economic uncertainties, Adra has been able to continue to grow and to provide stability for tenants, partners, and communities.

Key 2023/24 achievements included:

Homes

To maintain compliance with the Welsh Housing Quality Standard (WHQS), Adra continued to invest in existing homes during 2023/24. Adra continued its journey towards decarbonising the housing stock, guided by our **Decarbonisation Strategy** and **Asset Management Strategy**.

Optimised Retrofit Programme

During 2023/24, Adra continued work on delivering Optimised Retrofit Programme (ORP) schemes under the ORP 3 funding programme. Of the £1.2m received in March 2023, £1m was spent during 2023/24, the balance of £200k along with the £1.4m received in March 2024 and a further £1.4m allocated for 2024/25 will be spent on ORP related works in 2024/25.

New Development

Adra completed **250 additional homes** in 2023/24, with over 98% being EPC rated 'B' and above.

Adra is a key partner for many housing developers across North Wales and had 17 'live' sites (371 homes) under development at the end of March 2024.

These schemes keep Adra on track to achieve our target of completing 750 new homes during the three-year corporate plan period 2022-2025. The Adra Group's first market sale scheme (via the subsidiary, Medra) at Hayfield, Buckley is due for completion in late 2024/25

Affordable Homes

In recognition of the differing needs of our communities to access safe, quality, and affordable housing options in recent years Adra has expanded its rental options. At the end of March 2024, Adra provided 6,230 general needs properties (social rent), 314 intermediate rent properties, 393 supported housing properties, 70 market rent properties, 105 rent to own properties and 18 shared ownership properties.

Supporting our partners in health

Our commitment to supporting the Betsi Cadwaladr University Health Board (BCUHB) continued during 2023/24 through our innovative partnership agreement to provide affordable high-quality accommodation for overseas nursing staff and other key workers. This agreement saw us letting Adra properties to 36 nurses in the year to March 2024.

Repairs and Maintenance

Adra's in-house workforce (Tîm Trwsio) continued to deliver repairs and maintenance services to our homes and also started delivering part of the capital improvement programme (worth circa £6m) for the Assets Service. Following on from the success of their first new-build scheme in 2022/23, Trwsio worked on delivering two further new-build schemes in Gwynedd during 2023/24.

Tenant satisfaction with the repairs service of 93.4% exceeded the 90% target in 2023/24. Against a backdrop of a continued increase in the level of demand, the service completed 19,600 repairs jobs in the year.

Our commitment to maintaining the Health and Safety ISO accreditation (ISO45001) means that we continue to prioritise the health and safety of tenants, staff, and the public. We take our regulatory obligations, compliance, and management of associated risks seriously and have robust processes to measure our compliance against the traditionally recognised 'Big 6' health and safety areas, namely Gas Safety, Electrical Safety, Lift Safety, Legionella, Asbestos and Fire Safety. 2023/24 saw continued compliance performance monitoring of matters beyond the traditional 'Big 6' such as those relating to damp, mould, and condensation. During 2023/23 93.8% of our customers surveyed responded that they were happy that Adra provides a home that is safe and secure.

Customer Satisfaction

Adra always strives to deliver excellent customer service and we have maintained our Customer Service Excellence (CSE) Standard accreditation. This standard assesses organisations using five criteria, namely: 'Customer insight'; 'Culture of the organisation'; 'Information and access'; 'Delivery'; and 'Timeliness and quality of service'. Our work with an external research agency to ask over 125 customers each month about their experience forms a part of our continuous improvement processes.

Services faced increasing challenges during 2023/24 with continuing adverse economic matters, e.g. the cost-of-living crisis was exacerbated by increasing inflation and interest rates. Our Corporate Plan puts our customers central to all that we do and two of our five main priorities focus on them, either by meeting their expectation of service delivery (Priority 1 - Providing an Excellent Customer Experience) or through additional support (Priority 4 – Supporting People and Communities to Thrive).

Despite the challenges, our staff maintained the high standards expected. with a significant proportion (**93%**) of our customers surveyed stating that they were happy (satisfied or very satisfied) with our front facing services. In addition, our customers also note high levels of trust in us, with 9 out of every 10 surveyed (**90%**) agreeing that they found us to be trustworthy; this places us significantly higher than the Welsh national average of 77%.

The Housing Regulator for Wales has established twelve customer satisfaction questions on which we must report – ‘Overall level of service’, ‘Quality of the home’, ‘How Adra deals with Repairs and Maintenance’, ‘That Adra listens and acts on tenants’ views’, ‘How Adra deals with Anti-Social Behaviour’, ‘Rent paid provides value for money’, ‘Service charges paid present value for money’, ‘The trustworthiness of the organisation’, ‘The neighbourhood as a place to live’, ‘The home provided is safe and secure’, ‘That Adra gives them a say in how services are managed, and ‘That Adra gives them an opportunity to participate in decision making’. 2023/24 saw ten (10) of the twelve (12) achieve a customer satisfaction score of **78% or above** with eleven (11) achieving a performance level of equal to or higher than the Welsh national average.

Academi Adra

Priority Area 4 of the Corporate Plan sets out our ambition to ‘Support People and Communities to Thrive’ and is centred on five thematic priorities namely ‘Employment and Skills’, ‘Health and Wellbeing’, ‘Crime and Safety’, ‘Environment’, and ‘Language and Culture’. One of the key vehicles to drive forward changes and support customers to gain meaningful employment of training opportunities is our employment and skills initiative *Academi Adra*.

Our goal is to support 500 people into employment and training between 2022 and 2025. Supported by the receipt of shared prosperity funding via the UK Government, during 2023/24 231 people (taking our total for the last two years to 365) were supported into employment or training; 138 of those were supported via targeted recruitment and training through our contracts; 59 were supported through Academi Adra.

Some of the successes of Academi Adra and its partners in 2023/24 included:

- 10 courses ran (5 x construction, 3 x customer service and admin skills; and 2 x supporting people)
- 5 individuals have been successful in gaining a traineeship with Adra
- 2 individuals have been successful in gaining apprenticeship opportunities (1 with Adra and 1 with one of our contractors)
- 3 individuals have moved into full time employment (2 with Adra and 1 with North Wales Housing)
- 9 individuals have taken up unpaid work experience opportunities with Adra

- 14 individuals have received training by Energy Wardens to change their attitudes toward energy efficiency
- 56 individuals have received vocational training
- **£440,516** of social value generated

Sustainable procurement

We recognise the potential benefits that our procurement activities can have on the local economy, and we have continued to deliver ethical and sustainable best practices within procurement activities. Adra was the first Housing Association to sign up to Welsh Government's Code of Practice – Ethical Employment in Supply Chains and we continue to ensure that all suppliers and contractors sign up to Adra's Code of Conduct; this helps increase customer satisfaction and support to the local economy.

During 2023/24, our main source of repairs and maintenance materials, Travis Perkins, calculated that **64%** of materials used by us derived from sustainable sources.

Tŷ Gwyrddfai, Penygroes

Following the signing of a lease on 12,000 ft² of disused factory space in Penygroes, Gwynedd, further progress has been made on the Adra-led **decarbonisation hub "Ty Gwyrddfai"**. Our new office there opened in early 2023, and the hub also serves as a base for our repairs and maintenance team.

Tŷ Gwyrddfai became fully operational in 2023/24 and the appointment of a new Business Manager for the facility which was a catalyst for driving increased activity. The use of the hub's conferencing facilities increased significantly and dedicated training for low carbon technologies continued to be provided by Grwp Llandrillo Menai.

During the year we were awarded £400k of UK Government Shared prosperity funding for the development of an environmentally controlled testing chamber and associated activity at Tŷ Gwyrddfai. This unique development will be managed by Bangor University and it strengthens our commitment to research and development solutions to tackle the climate change challenge within our homes. The testing facility will be completed during the summer of 2024 and become operational in the autumn.

We were also awarded **£90k in** Arfor funding via the Welsh Government. ARFOR is a joint venture by Carmarthenshire, Ceredigion, Gwynedd and Anglesey Councils which seeks to use entrepreneurship and economic development to support the heartlands of the Welsh language and, thus, promote the language. Through this funding stream we will establish a new course to provide training to local contractors / SMEs in completing applications for

contracts with Adra and other similar organisations. This will strengthen the local economy and will encourage more use of the Welsh language.

Reducing the impact of fuel poverty

Adra has an important role in supporting tenants who are impacted by poverty, and this was a prominent issue in 2023/24 with the continued cost-of-living crisis, increasing interest rates and volatile inflationary conditions.

As part of our support package, we provide an energy warden service to our tenants. Advice is given on how to reduce energy use, how to switch to better tariffs and how to use heating systems effectively. The wardens also provide support with applying for grants and benefits e.g. Warm Home Discount, Winter Fuel Payments, DAF grants and Welsh Water discounts to maximise the household income.

- We provided energy support and advice to 187 individuals in 2023/24 through our Energy Warden Scheme in partnership with Grŵp Cynefin. This included support with fuel voucher applications, DAF and other grant applications, understanding of heating system, meter issues and negotiating customer debts with energy suppliers.
- As the lead partner in the Gwynedd Sero Net Project we secured funding from UK Government's Shared Prosperity Fund, which enabled Adra and its partners to employ a further 6 energy officers (4.1 FTE) to support and give advice to Gwynedd residents across all tenures up to December 2024.
- During the year we registered as a partner with the Fuelbank Foundation and through this partnership, we managed to secure a total of 785 Fuelbank Vouchers which provided over £32,000 to tenants in 'fuel crisis'.
- We have worked in partnership with Warm Wales in Denbighshire to support the creation and distribution of energy efficiency packs and raise awareness of the effects of fuel poverty and measures to reduce energy consumption. This project runs for a 12-month period from November 2023 until December 2024. To date, energy advice and energy packs have been provided to 120 individuals.
- We also secured grant funding in partnership with Datblygu Egni Gwledig (DEG) which enabled us to employ 2 energy officers (1 FTE) through DEG. Over the course of 2023/24, 598 individuals in Gwynedd received CO2 awareness and general energy advice through this funding.
- The support provided led to a total of 1889 interventions, resulting in an estimated financial saving of £31,815

Prosiect Sero Net Gwynedd

Another key partnership project, led by Adra, that received Shared Prosperity Funding is Prosiect Sero Net Gwynedd (Zero Net Gwynedd Project) which was awarded £300k – this follows a previous investment of £784k through the Welsh Government's Community Renewal Fund and Adra match funding.

The project's original aim was to establish arrangements to manage the decarbonisation challenges of Gwynedd's housing stock. This was done by working with several key partners and community groups on raising awareness of energy conservation within communities, demonstrating the benefits of green technologies, strengthening supply chains through targeted training, and supporting the establishment of Tŷ Gwyrddfai.

Adra leads the project, working closely with Datblygiadau Egni Gwledig, Partneriaeth Ogwen, Grŵp Cynefin, Grŵp Llandrillo Menai and Cyngor Gwynedd and the scope of the project has evolved over time.

Using SPF funding, by December 2024, we aim to:

- engage with 1,500 local people to raise their awareness of decarbonisation, and provide practical solutions and advice to help alleviate fuel poverty
- provide targeted support to 150 people to support them to reduce their energy consumption and minimise fuel poverty e.g. advice and support to change tariffs, access to fuelbank vouchers and practical solutions such as heated blankets
- retrofit 5-8 community buildings to reduce their CO2 emissions and use these buildings as practical exemplars of what's possible
- create 6 fully trained "energy advice officer" roles in the local communities

Governance

Language and equality

In accordance with the Welsh Language Act 1993 and the Welsh Language (Wales) Measure 2011, Adra has a Welsh Language Scheme that adopts the principle that the Welsh and English languages will be treated equally. The Annual Monitoring Report found that Adra has rigorous and robust arrangements in place to ensure that a bilingual service is provided to customers.

Our adopted Welsh Language Scheme recognises that our customers require all services to be available in the language of their choice (Welsh/English). To demonstrate our commitment to treating both languages equally, we were the first social landlord to launch the 'Adra Ten Commitments to the Welsh Language' – our language charter. This includes how we will support the Welsh Government in reaching its target of one million Welsh speakers by 2050. As at March 2024, 98% (361 of 368) of Adra staff speak Welsh as a first or second language.

Housing Association Regulatory Assessment

As with all RSLs in Wales, Adra is regulated by the Welsh Government through an ongoing co-regulatory relationship between the Regulator and the Association. As noted on page 3, the Welsh Government's Regulatory Judgement published in October 2022 confirmed a 'Compliant - Green' status (i.e. the highest rating) for both Governance and Tenant Services, and Financial Viability. Adra maintains a strong relationship with the Regulator and is in regular contact.

The Code of Governance

The Board and wider organisation follow Community Housing Cymru's (CHC's) Code of Governance – a useful tool to support good governance and continuous improvement.

Adra has evaluated its compliance with the latest version of the Code to assess if good practices are in place or have been considered. It was concluded that Adra complies with the majority of the code, with just a few improvement actions noted.

Board and Committee Structure

Adra's Rules provide for a flexible Board size of between 9 and 12 Members (not including Co-optees). The Rules provide that two Members of the Board shall be Tenant Board Members, and that up to 24% of the Board shall be nominated by the Local Authority, with the remaining Board Members being Independents. The Board may additionally appoint up to 3 Co-optees. All hold non-Executive positions and collectively bring a wide range of professional, commercial, and local knowledge. The Board and Executive Leadership Team members are detailed on page 1.

Annual Board appraisals are used to help inform training / support requirements and any recruitment needs. The Adra Board has a strong set of relevant skills, knowledge, and experiences. An independent Board skills appraisal undertaken in 2022/23 raised some points for potential strengthening – appointments made during 2023/24 bolstered specific Board skills, and further recruitment is happening in 2024/25. Medra's Board Members also have strong skills / experience in the areas relevant to Medra's business – this Board reduced in size in early 2023/24 to reflect the scale of Medra activity.

Adra's governance structure comprises the following Board Committees / Standing Panel:

- Audit and Assurance Committee
- Customers and Assets Committee
- Appointment, Remuneration & Disciplinary Panel

Statement of Board Responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires the Board to prepare accounts for each financial year. These accounts must give a true and fair view of the Association's situation, and of its surplus for that period. In preparing the accounts, the Board must:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed.
- prepare the accounts on the going concern basis unless that is inappropriate.

The Board are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the Association and enable them to ensure that the accounts comply with the Co-operative and Community Benefit Societies Act 2014 and Housing Acts. In determining how amounts are presented within items in the Consolidated Statement of Comprehensive Income and the Statement of Financial Position, the Board has had regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting principles or practice. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities, by establishing and maintaining a satisfactory system of control over the Association's accounting records, cash holdings and all its receipts and remittances.

Although the Board is responsible for Adra's strategy and policy framework, operational management and implementation is delegated to the Executive and wider staff.

Shareholder Membership

Adra had 29 Shareholders at the end of 2023/24, with each having a £1 (nominal) Share in Adra. Shareholders can influence Adra's business through voting on Shareholder resolutions, including at General Meetings. All tenants can apply to become Shareholders, and our Rules / Policy govern eligibility.

Gwynedd Council (the relevant Local Authority) holds one non-voting ceremonial Share; and the remaining Board members (excluding Co-opted) are all Shareholders. None of the senior officers hold any interest in the share capital, and the Association's Rules so preclude employees holding a Share.

Internal Control

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

The Board recognises that no system of internal control can provide absolute assurance against material misstatement or loss or eliminate all risk of failure to achieve business objectives. The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of Adra's assets and interests.

In meeting its responsibilities, the Board has adopted a risk-based approach to internal controls which are embedded within general management and governance processes. This approach includes the regular evaluation of the nature and extent of risks to which Adra is exposed to and is influenced by Welsh Government's RSL 02/10 Housing Circular: 'Internal Controls and Reporting'.

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

Identification and evaluation of key risks:

The Risk Management Framework outlines the processes involved in risk management, including the identification, analysis and scoring of risks, and how risks are monitored and managed. The framework helps ensure that the whole organisation is involved in risk management and monitoring, and refers to two level of organisational risk, namely strategic and operational for which two separate risk registers are maintained. Other areas of the business may create and maintain individual risk registers e.g. development schemes and projects.

This process enables Adra to identify key risks and uncertainties, and the highest scoring risks in 2023/24 were as follows (note that mitigations have been put in place to reduce the risk levels):

- Adra has unsuitable and insufficient business infrastructure, processes and systems to be resilient (Initial score 25 / Residual score 9)
- Failure to deliver landlord health and safety compliance (Initial score 25 / Residual score 15)
- Adverse economic conditions and / or ineffective financial management (Initial score 25 / Residual score 9)
- Adverse social and economic conditions that affect people and communities (Initial score 20 / Residual score 12)
- Failure to comply with policy and legislation (Initial score 20 / Residual score 10)

General reporting and monitoring of operational and strategic risks happen on a quarterly basis with Senior and Executive management respectively. Board level input into the process is sought annually and follows an organisational SWOT (Strengths, Weaknesses, Opportunities and Threats) review and PESTLE (Political, Economic, Social, Technical, Legal and Environmental) analysis. Part of this Board input also relates to the annual review and setting of the Board's risk appetite for the forthcoming year.

The internal audit function is provided by an independent firm of accountants, and follows a risk-based audit programme, reporting directly to the Audit and Assurance Committee.

Overall control procedures:

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance matters. Policies and procedures address issues such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data and asset protection and fraud prevention and detection.

Information and financial reporting systems:

Financial reporting procedures include detailed budgets for the year ahead, detailed monthly management accounts, and forecasts for the remainder of the financial year and for subsequent years. These are reviewed in detail by senior management and are considered and approved quarterly by the Audit and Assurance Committee. That committee also approves the quarterly treasury management report. Adra's committees regularly review relevant key performance indicators to assess progress towards the achievement of key business objectives, targets and outcomes. The Board approves the annual 30-year business plan, and in-year reviews of this plan also take place. Regular financial reports are also submitted to the Funders and the Regulator.

Monitoring and corrective action:

A process of regular management reporting on control issues provides assurance to senior management and to the Audit and Assurance Committee. This includes a rigorous procedure for ensuring that corrective action is taken in relation to any significant control issues, particularly those that may have a material impact on the financial statements and delivery of services.

The internal control frameworks and the risk management processes are subject to regular review by the Internal Auditor, who report conclusions to the Audit and Assurance Committee. The Audit and Assurance Committee also undertakes an annual consideration of the effectiveness of the system of internal control and would consider any changes needed to maintain the effectiveness of risk management and control process.

The Board confirms that there is an on-going process for identifying and managing significant risks, that this process is regularly reviewed by the Board, and was in place throughout 2023/24 and up to the date of the annual report and accounts.

Statement of compliance

This board confirms that this Strategic Report has been prepared in accordance with the principles set out in Para 4.7 of the Housing SORP 2018.

By Order of the Board:

Hywel Eifion Jones – Chair

Date: 11 September 2024

Independent Auditor's Report to Adra (Tai) Cyfynedig

Opinion

We have audited the financial statements of Adra (Tai) Cyfynedig ('the Association') and its subsidiary ('the Group') for the year ended 31 March 2024 which comprise the Consolidated and Association Statement of Comprehensive Income, Consolidated and Association Statement of Financial Position, Consolidated Statement of Changes in Reserves, Association Statement of Changes in Equity, Consolidated Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies in note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Group's and of the Association's affairs as at 31 March 2024 and of the Group's and Association's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the Strategic Report, other than the financial statements and our auditor's report thereon. The Board is responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 or the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

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

Opinion on other matters prescribed by the housing association circular RSL 02/10: Internal Controls and Reporting

With respect to the Board's statement on internal financial controls on pages 12 to 13, in our opinion:

- The Board have provided the disclosures required by the housing association circular RSL 02/10: Internal Controls and Reporting; and
- The Board's statement is not inconsistent with the information of which we are aware from our audit work on the financial statements.

Responsibilities of the Board

As explained more fully in the Statement of Board's Responsibilities set out on pages 13 to 14, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board 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 the Board either intends to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

- We obtained an understanding of laws and regulations that affect the Group and Association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Co-operative and Community Benefit Societies Act, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015, tax legislation, health and safety legislation, and employment legislation.
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the trustees about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks. We

- identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the nature of the Group's activities and the regulated nature of the Group's activities.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

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

Use of our report

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

Beever and Struthers

Beever and Struthers
 Statutory Auditor
 One Express
 1 George Leigh Street
 Manchester
 M4 5DL

Date: 24 September 2024

Consolidated and Association Statement of Comprehensive Income

For the year ended 31 March 2024

	Notes	Consolidated 2024 £'000	Consolidated 2023 £'000	Association 2024 £'000	Association 2023 £'000
Turnover	2	46,672	42,879	46,761	42,999
Operating Expenditure	2	(34,531)	(33,500)	(34,560)	(33,435)
Gain / (Loss) on Disposal of Property, Plant & Equipment	5	5	(144)	5	(144)
Operating Surplus		12,146	9,235	12,206	9,420
Increase / (Decrease) in Valuation of Investment Property	8	162	13	162	13
Interest Receivable	4	180	163	180	163
Interest and Financing Costs	4	(4,211)	(4,061)	(4,161)	(4,061)
Loan finance issue Costs	4	(186)	(134)	(186)	(134)
Surplus/(Deficit) for the Year		8,091	5,216	8,201	5,401
Taxation	21	0	0	0	0
Surplus/(Deficit) for the Year		8,091	5,216	8,201	5,401
Actuarial Gain / (Loss) in Respect of Pension Schemes	16	(283)	9,587	(283)	9,587
Total Comprehensive Income for the Year		7,808	14,803	7,918	14,988

The association's results relate wholly to continuing activities.

The financial statements on pages 20 to 56 were approved and authorised for issue by the Board on 11 September 2024 and were signed on its behalf by:

Hywel Eifion Jones – Chair



Sasha Davies – Vice Chair



Aled Davies – Secretary



The notes on pages 26 to 56 form an integral part of these accounts.

Consolidated and Association Statement of Changes in Reserves

For the year ended 31 March 2024

	Consolidated	Consolidated	Association	Association
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Balance as at 1 April 2023	85,991	71,270	86,347	71,441
Surplus/(deficit) from Statement of Comprehensive Income	7,808	14,803	7,918	14,988
Depreciation Adjustment				
Reserves used in year		(82)		(82)
Balance as at 31 March 2024	93,799	85,991	94,265	86,347

The notes on pages 26 to 56 form an integral part of these accounts.

Consolidated and Association Statement of Financial Position as at 31 March 2024

	Note	Consolidated		Association	
		31 March 2024	31 March 2023	31 March 2024	31 March 2023
		£'000	£'000	£'000	£'000
Fixed Assets					
Tangible Fixed Assets	6, 7, 8	353,596	299,712	353,607	299,723
Current Assets					
Stock	9	3,214	1,632	1,079	719
Trade and Other Debtors	10	20,648	17,365	20,805	17,405
Debtors: Due After One Year	10	4,052	17,126	6,344	18,339
Cash and Cash Equivalents	11	10,731	10,778	10,728	10,777
Total Current Assets		38,645	46,901	38,956	47,240
Less: Creditors Due Within One Year	12	(24,163)	(20,692)	(24,019)	(20,686)
Net Current Assets		14,482	26,208	14,937	26,553
Total Assets less Current Liabilities		368,078	325,921	368,544	326,277
Creditors: Due After One Year	13	(274,279)	(240,241)	(274,279)	(240,241)
Provision for Liabilities:					
Pension Provision	16	0	311	0	311
TOTAL NET ASSETS		93,799	85,991	94,265	86,347
Reserves:					
Non-equity Share Capital	14	-	-	-	-
Income and Expenditure Reserve		93,799	85,991	94,265	86,347
TOTAL RESERVES		93,799	85,991	94,265	86,347

The financial statements on pages 20 to 56 were approved and authorised for issue by the Board on 11 September 2024 and were signed on its behalf by:

Hywel Eifion Jones – Chair

Sasha Davies – Vice Chair

Aled Davies – Secretary





The notes on pages 26 to 55 form an integral part of these accounts.

Consolidated Statement of Cash Flows

For the Year Ended 31 March 2024

	2024		2023	
	£'000	£'000	£'000	£'000
Net Cash Generated from Operating Activities (see Note i)		19,928		23,838
Cash Flow from Investing Activities				
Purchase of Tangible Fixed Assets	(63,816)		(56,612)	
Proceeds from Sale of Tangible Fixed Assets	158		9	
Grants Received	12,298		20,558	
Interest Received	180		163	
		(51,180)		(35,882)
Cash Flow from Financing Activities				
Interest Paid	(4,175)		(3,836)	
Loans and drawdowns received	35,430		15,360	
Repayment of Borrowings	-		(780)	
Loan Breakage Costs	-		-	
Finance Costs	(50)		(555)	
		31,205		10,189
Net Change in Cash & Cash Equivalents		(47)		(1,855)
Cash & Cash Equivalents at Beginning of the Year		10,778		12,633
Cash & Cash Equivalents at the End of the Year		10,731		10,778

Free Cash Flows

For the Year Ended 31 March 2024

	2024	2023
	£'000	£'000
Net Cash Generated from Operating Activities (see Note i)	19,928	23,838
Interest paid	(4,175)	(3,836)
Interest received	180	163
Adjustments for reinvestment in existing properties		
Component replacements	(14,625)	(11,505)
Purchase of other replacement fixed assets	(635)	(938)
Component replacement grant received	1,200	-
Free cash (consumed) / generated before loan repayments	1,873	7,722
Loans repaid (excluding revolving credits and overdrafts)	-	(780)
Free cash (consumed) / generated after loan repayments	1,873	6,942

Reconciliation of Net Surpluses to Net Cash Inflow from Operating Activities (Note i)

	Year Ended		Year Ended	
	31 March 2024		31 March 2023	
	£'000	£'000	£'000	£'000
Surplus for the year		8,091		5,216
Adjustments for Non-Cash Items:				
Depreciation of Tangible Fixed Assets	9,944		9,158	
Revaluation of Investment Property	(162)		(13)	
Decrease / (Increase) in stock	(1,582)		259	
Decrease / (Increase) in Trade & Other Debtors	9,791		12,517	
Increase / (Decrease) in Trade & Other Creditors	(9,262)		(8,445)	
Increase / (Decrease) in Provisions	-		-	
Pension Costs less Contributions Payable	41		1,728	
Carrying Amount of Fixed Asset Disposals	151		172	
Finance Costs	186		134	
		<u>9,107</u>		<u>15,510</u>
Adjustments for Investing or Financing Activities:				
Proceeds from the Sale of Tangible Fixed Assets	(158)		(9)	
Government Grants Utilised in the Year	(1,093)		(777)	
Interest Payable	4,161		4,061	
Interest Received	(180)		(163)	
		<u>2,730</u>		<u>3,112</u>
Net Cash Generated from Operating Activities		<u>19,928</u>		<u>23,838</u>

Notes to the Financial Statements

1. PRINCIPAL ACCOUNTING POLICIES

Adra (Tai) Cyfyngedig is incorporated in Wales under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Welsh Government as a Registered Provider of social housing. Adra is a public benefit entity and its registered office is Ty Coch, Llys y Dderwen, Parc Menai, Bangor, Gwynedd, LL57 4BL.

Basis of Accounting

The financial statements have been prepared in accordance with applicable United Kingdom Generally Accepted Accounting Practice (UK GAAP) and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018. The financial statements comply with the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015. The accounts are prepared on the historical cost basis of accounting and are presented in pounds sterling. Unless otherwise noted, amounts are rounded to the nearest £1,000.

The financial statements have been prepared in compliance with FRS102.

Basis of Consolidation

The consolidated Financial Statements include the Association and its subsidiary company, Medra Cyfyngedig for the financial year to 31 March 2024. The results of the subsidiary are included in the Consolidated Statement of Comprehensive Income from the commencement of trading. Intra-Group transactions are eliminated on consolidation.

Going concern

A review of the Group's forecasts, projections and long-term business plan shows that there is a reasonable expectation that it has adequate resources to continue operating for the foreseeable future. The financial statements continue to be prepared on a going concern basis.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the date of the Consolidated Statement of Financial Position and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements:

- **Development expenditure.** Adra capitalises development expenditure in accordance with the accounting policy described under "Tangible Fixed Assets". Initial capitalisation of costs is based on management's judgement that a development scheme is confirmed, usually when Board approval has taken place including access to the appropriate funding. In determining whether a project is likely to cease, management monitors the development and considers if changes have occurred that result in impairment.

- **Categorisation of housing properties.** Adra has undertaken a detailed review of the intended use of its housing properties – this review concluded that all housing properties are held for social benefit.
- **Pension and other post-employment benefits.** The cost of defined benefit pension plans and other post-employment benefits are determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and the long-term nature of these plans, such estimates are subject to significant uncertainty. In determining the appropriate discount rate, management considers the interest rates of corporate bonds in the respective currency with at least AA rating, with extrapolated maturities corresponding to the expected duration of the defined benefit obligation. The underlying bonds are further reviewed for quality, and those having excessive credit spreads are removed from the population bonds on which the discount rate is based, on the basis that they do not represent high quality bonds. The mortality rate is based on publicly available mortality tables for the specific sector. Future salary increases and pension increases are based on expected future inflation rates for the respective sector. FRS 102 requires that defined benefit plan surpluses are recognised only to the extent that they are recoverable either through reduced contributions in the future or through refunds from the plan. The accounting valuation of the Gwynedd Council Pension Fund at 31 March 2024 identified an accounting surplus of £11.784m. The scheme’s actuary has provided a calculation of the economic benefit arising to Adra from reduced contributions in the future. This amounts to £0. Accordingly, Adra has recognised the plan surplus to this extent, reducing the pension asset by £311k, and reducing actuarial gains by the same amount.

There are no key sources of estimation uncertainty that have a significant risk of causing a material adjustment in the carrying value of assets and liabilities in the next financial year.

Other key sources of estimation and assumptions:

- **Tangible fixed assets.** As detailed on the next page, tangible fixed assets are depreciated over their useful lives considering residual values where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on many factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are considered. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

- **Rent to Own**
Rent to Own properties are held in fixed assets. Any sales proceeds will be included in turnover.
- **Shared Ownership sales – first tranche**
Low-cost ownership properties are split between current and fixed assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as a current asset and any related sales proceeds will be included in turnover. The remainder is included in completed housing property at cost.
- **Bad debt provision.** An estimation is made of the recoverable value of rental and other receivables. A Bad debt provision is created for any amounts that are unlikely to be recovered. The annual change in the Bad debt provision is charged to the Consolidated Statement of Comprehensive Income, and the amount to provide is based on an assessment of the age profile of the debt, historical collection rates and the class of debt.
- **Impairment of non-financial assets.** Reviews for impairment of housing properties are carried out when a trigger has occurred and any impairment loss in a cash generating unit is recognised by a charge to the Consolidated Statement of Comprehensive Income. Impairment is recognised where the carrying value of a cash generating unit exceeds the higher of its net realisable value or its value in use. A cash generating unit is normally a group of properties at scheme level whose cash income can be separately identified.

Following a trigger for impairment, Adra performs impairment tests based on fair value less costs to sell or a value in use calculation. The fair value less costs to sell calculation is based on available data from sales transactions in an arm's length transaction on similar cash generating units (properties) or observable market prices less incremental costs for disposing of the properties. The value in use calculation is based on either a depreciated replacement cost or a discounted cash flow model. The depreciated replacement cost is based on available data of the cost of constructing or acquiring replacement properties to provide the same level of service potential to Adra as the existing property. The cash flows are derived from the 30-year business plan and do not include restructuring activities that the association is not yet permitted to or significant future investments that will enhance the asset's performance of the cash generating unit being tested. The recoverable amount is most sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash flows and the growth rate used for extrapolation purposes.

Following the assessment of impairment, including consideration of Covid-19 impacts, no impairment triggers were identified in the reporting period.

Turnover

Turnover comprises:

- Rent and service charges receivable net of empty property voids;
- Rechargeable repairs;
- Grants from the Welsh Government;
- Fees;
- Revenue grants.

Fixed Assets and depreciation

Housing properties are depreciated in accordance with the Statement of Recommended Practice (SORP) "Accounting by Registered Social Landlords".

Housing properties under construction are stated at cost and are not depreciated. These are reclassified as housing properties on practical completion of construction.

Freehold land is not depreciated.

Freehold housing properties are depreciated by component on a straight-line basis over the estimated useful economic lives of the component categories.

Useful economic lives for identified components are therefore as follows:

Component	Years
Building Structures	80 years
Roofing	60 years
Windows and Doors	30 years
Central Heating	20 years
Kitchens	18 years
Bathroom	30 years
Electrical Wiring	30 years
Walls and Other External Works	50 years
Disabled Adaptations	10 years
Solar Panels	25 years
Communal Blocks	15 years
Energy Efficient Technology	7 to 15 years

Depreciation is charged over the expected useful life of assets related to estates and other land as follows:

Asset	Years
Fencing	40 years
Paths	30 years
Drainage	30 years
Parking Areas	30 years
Street Lighting	20 years

Depreciation is charged over the expected useful economic life of other fixed assets as follows:

Asset	Years
Offices	15 to 80 years
Garages	30 to 60 years
Shops	15 to 80 years
Vehicles	6 years*
Plant	5 years
IT Equipment	5 to 10 years
Furniture	5 to 7 Years

* Following a review of useful economic life of Adra's vehicle fleet (mainly work vans), it was decided to increase the UEL for the Vehicles category from 5 years to 6 years

Investment property

Investment property includes commercial and other properties not held for the social benefit of the Group. Investment property is measured at cost on initial recognition, which includes purchase cost and any directly attributable expenditure, and subsequently at fair value at the reporting date. Fair value is determined annually by external valuers (unless market conditions are deemed unchanged to that of the previous year) and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive income. There are no restrictions on realisation or remittance of income or disposal proceeds.

Stock and Work in Progress

Stock relates to both Adra shared-ownership properties held for sale and to repairs and maintenance materials, while work in progress relates to Medra properties / schemes that are either held for sale or are partially developed. The amounts recognised as work in progress represents the purchase and construction price and any directly attributable costs of acquisition. The directly attributable labour costs that arise directly from the construction or acquisition are recognised as these costs would have been avoided if

the property had not been constructed or acquired. Interest costs incurred during the development period is added to the work in progress total based on the net investment and the average borrowing costs during the year.

Both stock and work in progress are stated at the lower of cost and net realisable value being the estimated selling price less costs to complete and sell. Stock cost is based on the cost of purchase on a first in, first out basis. At each reporting date, stock and work in progress are assessed for impairment. If there is evidence of impairment, the carrying amount is reduced to its selling price less costs to complete and sell, with the impairment loss being recognised immediately in the Consolidated Statement of Comprehensive Income.

Social Housing and Other Government Grants

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received is included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land) under the accruals model. The Social Housing Grant (SHG) received for items of cost written off in the Consolidated Statement of Comprehensive Income is included as part of Turnover. The capital element of the Housing Finance Grant 2 (HFG2) is receivable over 30 years and is guaranteed and so is recognised as a Debtor due after one year.

When SHG or HFG2 in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

Recycled Capital Grant Fund

Capital Grants must be recycled under certain conditions, if a property is sold, or if another relevant event takes place and are accounted for by credit to a Recycled Capital Grant Fund. In these cases, the grant can be used for projects approved by the Welsh Government. However, the grant may have to be repaid if certain conditions are not met. If grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain cases, the grant may be repayable, and, in that event, is a subordinated unsecured repayable debt.

Development Capitalised Expenditure

Development expenditure represents the purchase and construction price and any directly attributable costs of acquisition. The directly attributable labour costs of the group's employees that arise directly from the construction or acquisition are capitalised as these costs would have been avoided if the property had not been constructed or acquired.

Interest Payable

Interest incurred during the development period is capitalised and added to the cost of completed housing properties based on the net investment and its average borrowing costs during the year.

Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which has been accrued at the date of the Consolidated Statement of Financial Position and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the date of the Consolidated Statement of Financial Position.

Repairs and maintenance

The costs of repairs and maintenance are expensed as incurred on the basis of work done at the date of the Statement of Financial Position.

Operating leases

Costs in respect of operating leases are charged to the Consolidated Statement of Comprehensive Income on a straight-line basis over the term of the lease.

Value Added Tax

Adra is registered for VAT. A large portion of its income including rental receipts is exempt for VAT purposes. Where VAT is not recoverable, the expenditure for these activities is shown in the accounts inclusive of VAT. Adra benefits from the VAT Shelter relief that is available to it, and so major repairs expenditure is shown exclusive of VAT.

Provisions

Provisions are recognised where uncertainty exists regarding the timing or amount that may be required to settle potential liabilities. Any amounts provided are charged to the Consolidated Statement of Comprehensive Income and credited to the Consolidated Statement of Financial Position based upon Adra's best estimate of potential liabilities.

Pensions

Adra participates in three pension schemes:

The **Local Government Pension Scheme (LGPS)** is a defined benefits scheme managed by Gwynedd Council. Contributions are assessed in accordance with the advice of an independent qualified actuary. Certain information concerning the assets, liabilities, income and expenditure relating to the LGPS Scheme are disclosed in accordance with Section 28 of FRS102 – Employee Benefits.

The **Social Housing Pension Scheme (SHPS)** and the **People's Pension** are defined contribution schemes. Contributions are charged to the Consolidated Statement of Comprehensive Income based on the actual payments made to the schemes in the form of employer contributions.

Service charges

Adra operates both fixed and variable service charges on a scheme-by-scheme basis in full consultation with residents. Where variable service charges are levied, the charges will include an allowance for the surplus or deficit from prior years, with the surplus being returned to residents by a reduced charge and a deficit being recovered by a higher charge. Until these are returned or recovered, they are held as creditors or debtors in the Consolidated Statement of Financial Position.

Where periodic expenditure is required, a provision may be built up over the years, in consultation with the residents. Until these costs are incurred this liability is held in the Consolidated Statement of Financial Position within long term creditors.

Support income and costs including Supporting People income and costs

Supporting People (SP) contract income received from Administering Authorities is accounted for as SP income in the turnover note 3. The related support costs are matched against this income in the same note.

Loan finance issue costs

These are written off evenly over the life of the related loan. Loans are stated in the Consolidated Statement of Financial Position at the amount of the net proceeds after issue, plus increases to account for any subsequent amounts written off. Where loans are redeemed during the year, any redemption penalty and any connected loan finance issue costs are recognised in the Consolidated Statement of Comprehensive Income in the year in which the redemption took place.

Taxation

Adra has charitable status and is therefore not liable for Corporation Tax on its charitable activities.

Stock Transfer Obligation

When the housing stock was transferred in 2010, Adra entered into an agreement to purchase the properties from Gwynedd Council and to carry out improvement works on those properties. The outstanding commitments from this agreement net off to zero, and the Housing SORP 2018 requires the gross values of these obligations to be recognised. The Consolidated Statement of Financial Position therefore shows the related assets and liabilities as debtors and creditors, split into obligations falling due within one year and due after more than one year. (See also notes 10, 12 & 13.)

Given that these assets and liabilities match, their recognition makes no difference to the net current assets / liabilities figure, nor to the Consolidated Statement of Financial Position total.

Adra continues to invest in improvement works on its housing properties, and so the stock transfer obligation decreases annually.

Financial Instruments

Financial assets and financial liabilities are measured at transaction price initially, plus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

At the end of each reporting period, financial instruments are measured as follows, without any deduction for transaction costs the entity may incur on sale or other disposal:

Debt instruments that meet the conditions in paragraph 11.8(b) of FRS 102 are measured at amortised cost using the effective interest method.

Financial instruments held by the Association are classified as follows:

- Financial assets such as cash, current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest method,
- Financial liabilities such as bonds and loans are held at amortised cost using the effective interest method,

Financial assets and financial liabilities at fair value are classified using the following fair value hierarchy:

- (a) The best evidence of fair value is a quoted price in an active market.
- (b) When quoted prices are unavailable, the price of a recent transaction for an identical asset, adjusted to reflect any circumstances specific to the sale, such as a distress sale, if appropriate.
- (c) Where there is no active market or recent transactions then a valuation technique is used to estimate what the transaction price would have been on the measurement date in an arm's length exchange motivated by normal business considerations.

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

2. TURNOVER, OPERATING COSTS AND SURPLUS

	2024			2023		
	Turnover	Operating Costs	Operating Surplus	Turnover	Operating Costs	Operating Surplus
	£'000	£'000	£'000	£'000	£'000	£'000
SOCIAL HOUSING LETTINGS (Note 3)	45,283	(33,974)	11,309	41,845	(33,062)	8,783
OTHER SOCIAL HOUSING ACTIVITIES						
First Tranche Shared Ownership Sales	230	(153)	77	114	(67)	47
NON-SOCIAL HOUSING ACTIVITIES						
Other Residential Letting	808	(253)	555	612	(136)	476
Lettings of Shops and Other Land	135	(29)	106	127	(31)	96
Letting of Garages to Non-Tenants	185	(58)	127	153	(55)	98
Leaseholders	31	(31)	-	28	(28)	-
Income from Subsidiary	89	(62)	27	120	(56)	64
Association Total	46,761	(34,560)	12,201	42,999	(33,435)	9,564
Medra Subsidiary (Consolidation adjustment)	(89)	29	(60)	(120)	(65)	(185)
Consolidated Total	46,672	(34,531)	12,141	42,879	(33,500)	9,379

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

3. PARTICULARS OF INCOME AND EXPENDITURE FROM SOCIAL HOUSING LETTINGS

	2024				2023			
	General Housing	Supported Housing	Other Social Housing Letting Income	Total	General Housing	Supported Housing	Other Social Housing Letting Income	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
INCOME								
Rents receivable net of identifiable service charges and net of voids	35,464	1,653	789	37,906	32,605	1,408	635	34,648
Service charge income	444	501	41	986	699	174	18	891
Rents receivable	35,908	2,154	830	38,892	33,304	1,582	653	35,539
Supporting People	-	354	-	354	-	336	-	336
Revenue Grants Received	4,159	250	-	4,409	4,690	230	-	4,920
Capital Grants Applied	1,026	-	67	1,093	710	-	67	777
Miscellaneous Income	506	29	-	535	260	13	-	273
TURNOVER FROM SOCIAL HOUSING LETTINGS	41,599	2,787	897	45,283	38,964	2,161	720	41,845

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

OPERATING EXPENDITURE								
Service charge costs	(2,207)	(133)	(41)	(2,381)	(2,133)	(105)	(35)	(2,273)
Management	(9,270)	(557)	(173)	(9,999)	(9,644)	(473)	(158)	(10,275)
Routine maintenance	(7,501)	(334)	(139)	(7,974)	(6,166)	(335)	(102)	(6,603)
Planned maintenance	(3,608)	()	(63)	(3,671)	(4,215)	()	(66)	(4,281)
Rent losses from bad debts	(148)	(9)	-	(157)	(350)	(17)	-	(367)
Depreciation of Housing Properties	(8,865)	(123)	(377)	(9,365)	(8,112)	(123)	(377)	(8,612)
Other Expenditure	(405)	(22)	-	(427)	(621)	(30)	-	(651)
TOTAL OPERATING EXPENDITURE FROM SOCIAL HOUSING LETTINGS	(32,004)	(1,178)	(792)	(33,974)	(31,241)	(1,083)	(738)	(33,062)
OPERATING SURPLUS ON SOCIAL HOUSING LETTINGS	9,595	1,609	105	11,309	7,761	1,040	(18)	8,783
Void Losses – Properties	436	67	24	527	495	17	26	538
Void Losses – Garages & Shops	215	-	-	215	200	-	-	200
Void Losses - Total	651	67	24	742	695	17	26	738

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

4. INTEREST PAYABLE AND INTEREST RECEIVABLE

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
a. Interest Payable and Similar Charges				
On Loans	5,165	4,031	5,115	4,031
Capitalised Interest	(1,128)	(348)	(1,128)	(348)
Non-Utilisation Fees	188	153	188	153
Net Charge on Pension Scheme Obligations	(14)	225	(14)	225
TOTAL	4,211	4,061	4,161	4,061
b. Interest Receivable and Similar Income				
On Investments	180	163	180	163
TOTAL	180	163	180	163
c. Loan Finance Costs	186	134	186	134

5. SURPLUS FOR THE YEAR

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
The operating surplus for the year is stated after charging:				
Operating leases – Land and buildings	134	158	134	158
Operating leases – Office equipment	3	4	3	4
Total Operating Lease Payments	137	162	137	162
Auditor's Remuneration – in their capacity as auditors	28	26	23	21
Depreciation of Housing Properties	9,363	8,610	9,363	8,610
Depreciation of Garages	2	2	2	2
Depreciation of Other Assets	567	545	567	545

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

6. TANGIBLE FIXED ASSETS (HOUSING) ASSOCIATION

Association	Affordable			Shared Ownership		Total
	Housing Properties Held for Letting	Assets Under Construction	Component Work in Progress (including 'Trwsio')	Housing Properties Held for Letting	Assets Under Construction	
	2024	2024	2024	2024	2024	2024
	£'000	£'000	£'000	£'000	£'000	£'000
Cost						
At Beginning of Year	283,665	46,443	7,189	256	279	337,832
Disposals	(416)					(416)
Transfer to Completed Works	67,620	(46,957)	(20,663)			0
Reclassification						
Additions		40,314	14,625			54,939
Adjustment to Note 9				569		569
Adjustment	20	185	(24)	(20)	(185)	(24)
Cost at End of Year	350,889	39,985	1,127	805	94	392,900
Depreciation and Impairment						
At Beginning of Year	58,831	-	-	-	-	58,831
Disposals	(265)					(265)
Charge for the Year	9,365					9,365
At End of Year	67,931					67,931
Net Book Value:						
At End of Year	282,958	39,985	1,127	805	94	324,969
At Beginning of Year	224,834	46,443	7,189	256	279	279,001

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

TANGIBLE FIXED ASSETS (HOUSING) CONSOLIDATED

Consolidated	Affordable			Shared Ownership		Total
	Housing Properties Held for Letting	Assets Under Construction	Component Work in Progress (including 'Trwsio')	Housing Properties Held for Letting	Assets Under Construction	
	2024	2024	2024	2024	2024	2024
	£'000	£'000	£'000	£'000	£'000	£'000
Cost						
At Beginning of Year	283,665	46,432	7,189	256	279	337,821
Disposals	(416)					(416)
Transfer to Completed Works	67,620	(46,957)	(20,663)			0
Reclassification						
Additions		40,314	14,625			54,939
Adjustment to Note 9				569		569
Adjustment	20	185	(24)	(20)	(185)	(24)
Cost at End of Year	350,889	39,974	1,127	805	94	392,889
Depreciation and Impairment						
At Beginning of Year	58,831	-	-	-	-	58,831
Disposals	(265)					(265)
Charge for the Year	9,365					9,365
At End of Year	67,931					67,931
Net Book Value:						
At End of Year	282,958	39,974	1,127	805	94	324,958
At Beginning of Year	224,834	46,432	7,189	256	279	278,990

Assets Under Construction represent new build properties under construction and Work in Progress represents improvement works in progress.

4,514 properties are pledged as security to lenders as part of Adra's funding arrangements.

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

7. OTHER TANGIBLE FIXED ASSETS

Consolidated and Association	Offices (Leaseholder Improvements)	Vehicles & Plant	IT, and Office Equipment	Furniture	Total 2024
	£'000	£'000	£'000	£'000	£'000
Cost					
At Beginning of Year	1,054	2,324	2,478	6	5,862
Additions	544	69	22		635
Disposals	-	-	-	-	
Cost at End of Year	1,598	2,393	2,500	6	6,497
Depreciation					
At Beginning of Year	145	1,205	2,037	2	3,389
Charge for the Year	34	459	180	1	674
Disposals					
Depreciation Adjustment		(107)	-		(107)
At End of Year	179	1,557	2,217	3	3,956
Net Book Value					
At End of Year	1,419	836	283	3	2,541
At Beginning of Year	909	1,119	441	4	2,473

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

8. INVESTMENT PROPERTIES

Consolidated and Association

	2024 £'000	2024 £'000	2024 £'000	2024 £'000
	Commercial	Market Rent Completed	Market Rent Under Construction	Total
At the start of the year	430	16,040	1,779	18,249
Additions	-	-	7,686	7,686
Transfer to completed Works	-	2,333	(2,333)	-
Change in Recognised Value	-	162	-	162
TOTAL	430	18,535	7,132	26,097

Commercial and Market Rent properties have been valued by the following external valuers:

- Prys Jones & Booth has provided valuation support to Registered Social Landlords and the wider housing sector for over 25 years. The business was formed in 1974 in Abergele by D Prys Jones FRICS as Valuers, Estate Agents and Auctioneers. Prys Jones & Booth is a firm regulated by the Royal Institution of Chartered Surveyors.
- David Ellis BSc Hons. MRICS, Registered Valuer, Chartered Surveyor and Registered Valuer, owner of Williams Ellis Chartered Surveyors. Specialising in valuations of residential and commercial property in North-West Wales. Regulated by the Royal Institute of Chartered Surveyors. Valuer registration is the quality assurance mechanism that monitors all registered RICS members who carry out Red Book valuations and ensures consistent standards.
- Properties under ownership as at 31/3/2023 have not been valued since June 2023 as we are of the opinion that there have been no significant changes to the market since then.

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

9. STOCK

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
At the start of the year	439	59	439	59
Adjustment to Note 6 B/fwd		194		194
Additions	1,019		1,019	
Properties Sold	(153)	(108)	(153)	(108)
Adjustment to Note 6	(569)	294	(569)	294
Properties held for Sale	736	439	736	439
Work in Progress	2,135	913	-	-
Repairs and Maintenance Materials	343	280	343	280
TOTAL	3,214	1,632	1,079	719

10. DEBTORS

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Debtors Due Within One Year:				
Arrears of Rent and Service Charges	2,990	2,424	2,990	2,701
Less: Provision for Bad Debts	(1,420)	(1,313)	(1,420)	(1,313)
	1,570	1,111	1,570	1,388
Other Debtors and Prepayments	3,197	3,999	3,159	3,688
Grants Receivable	2,881	155	2,881	155
Welsh Government Loans	-	-	-	-
Amounts due from subsidiary company	-	-	195	74
Stock Transfer Obligation	13,000	12,100	13,000	12,100
TOTAL	20,648	17,365	20,805	17,405

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

Debtors Due After One Year:

Stock Transfer Obligation	1,067	14,066	1,067	14,066
Amounts due from subsidiary company	-	-	2,292	1,213
Grants Receivable	2,985	3,060	2,985	3,060
TOTAL	4,052	17,126	6,344	18,339

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

11. CASH AND CASH EQUIVALENTS

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Bank Deposits				
Instant Access Deposit Accounts	10,703	10,750	10,703	10,750
Current Bank Account and Cash in Hand	28	28	25	27
TOTAL	10,731	10,778	10,728	10,777

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Amounts falling due within one year:				
Trade creditors	5,097	2,725	5,097	2,725
Accruals and deferred income	3,739	3,919	3,595	3,913
Rent and Service Income Received in Advance	828	603	828	603
Land for Housing Loan	0	360	0	360
Deferred capital grant (Note 13a)	1,301	816	1,301	816
Miscellaneous	198	169	198	169
Stock Transfer Obligation	13,000	12,100	13,000	12,100
TOTAL	24,163	20,692	24,019	20,686

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Loans not Repayable by Instalments:				
Revolving Loans	29,500	-	29,500	-
Between 1 and 2 Years	2,289	-	2,289	-
Between 2 and 5 Years	-	1,000	-	1,000
Over 5 Years	157,957	152,958	157,957	152,958
Other long-term Creditors	189,746	153,958	189,746	153,958
Finance Costs	(1,151)	(1,287)	(1,151)	(1,287)
	188,595	152,671	188,595	152,671
Deferred capital grant (Note 13a)	78,450	71,746	78,450	71,746
Recycled Capital Grant Fund (Note 13b)	5,027	1,009	5,027	1,009
Capital Replacement Costs	777	554	777	554
Miscellaneous	363	195	363	195
Stock Transfer Obligation	1,067	14,066	1,067	14,066
Total	274,279	240,241	274,279	240,241

Loans are secured by specific charges on the association's housing properties and land. The loans are repayable at varying rates of interest and are due to be repaid between 2025 and 2054.

The profile of the loans due after more than one year as at 31 March 2024 was:

Total Loans £'000	Variable Rate £'000	Fixed Rate £'000	Weighted Average Rate %	Weighted Average Term Years
189,746	29,500	160,246	3.29	15.9

The Group had undrawn facilities of £35.5m as at 31 March 2024.

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

13a. DEFERRED CAPITAL GRANT

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
At the start of the year	72,562	52,751	72,562	52,751
Grant received in year *	12,299	20,588	12,299	20,588
Recycled within year	-4,018		-4,018	
Released to income	-1,092	-777	-1,092	-777
At the end of the year	79,751	72,562	79,751	72,562

Creditors:

Amount due to be released < 1 year	1,301	816	1,301	816
Amount due to be released > 1 year	78,450	71,746	78,450	71,746
	79,751	72,562	79,751	72,562

* All grants received during 2024 were provided by the Welsh Government in the form of Social Housing Grant, Housing Finance Grant 2 for New Build schemes. Other capital grants received from the Welsh Government included TACP and grants towards the Ty Gwyrddfai (Decarbonisation hub) retrofit.

13b. Recycled Capital Grant Fund

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Opening Balance	1,009	1,009	1,009	1,009
Grant Received within the year	4,018	-	4,018	-
Recycled to Development	-	-	-	-
Closing Balance	5,027	1,009	5,027	1,009

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

14. NON-EQUITY SHARE CAPITAL

	Consolidated		Association	
	2024	2023	2024	2023
Shares of £1 each, fully paid and issued at par	£	£	£	£
At 1 April	27	31	27	31
Shares Issued During the Year	4	0	4	0
Resignations During the Year	2	4	2	4
At 31 March	29	27	29	27

15. CAPITAL COMMITMENTS

	Consolidated		Association	
	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
Capital expenditure that has been contracted for but has not been provided for in the financial statements	37,744	51,682	35,375	48,613
Capital expenditure that has been authorised by the committee of management but has not yet been contracted for	83,734	-	83,734	-
TOTAL	121,478	51,682	119,109	48,613

	2024	2023	2024	2023
	£'000	£'000	£'000	£'000
<u>Anticipated financing sources:</u>				
Committed loan facilities	70,460	47,070	68,091	44,001
Welsh Government Social Housing Grant	50,465	3,212	50,465	3,212
Welsh Government ORP Grant	553	-	553	-
Welsh Government Rent to Own Grant	-	1,400	-	1,400
TOTAL	121,478	51,682	119,109	48,613

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

16. PENSION

Adra participates in three pension schemes:

Local Government Pension Scheme (LGPS)

The Gwynedd Council pension scheme is a defined benefit scheme based on final pensionable salary. Certain Adra employees participated in the scheme prior to the stock transfer and as such, assets or liabilities attributable to these individuals were identified at the transfer date i.e. 12 April 2010. As part of the transfer agreement, liability for the proportion of the debt attributable to these employees that relates to the pre-transfer period rests with Gwynedd Council. The gains and losses recognised by Adra therefore relate solely to the transfer period.

The most recent valuation as at 31st March 2024 was carried out by independent actuaries to the scheme to reflect the requirements of FRS102 in order to assess the liabilities of the fund at 31st March 2024. Liabilities are valued on an actuarial basis using the projected unit method, which assesses the future liabilities discounted to their present value. Adra's contribution rate from 1st April 2023 to 31st March 2024 was 17.8% of members' pensionable pay. (17.9% in 2022/23).

The valuation as at 31st March 2024 in a net asset value of £11.8m, a further independent asset ceiling test was undertaken to ascertain the amount of the net pension asset that can be recognised in the financial statements.

The principal assumptions used by the independent qualified actuaries in updating the latest valuations of the fund for FRS102 purposes were:

Average Future Life Expectancy at Age 65	Males	Females
Current Pensioners	20.6 years	24.4 years
Future Pensioners	22.1 years	25.7 years
	% per annum	% per annum
	2024	2023
Pension Increase Rate	2.75%	2.95%
Salary Increase Rate	3.25%	3.45%
Expected Return on Assets	4.85%	4.75%
Discount Rate	4.85%	4.75%

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

	% per annum 2024	Market Value 2024 £'000	% per annum 2023	Market Value 2023 £'000
Expected Return on Assets				
Equities	4.85%	25,119	4.75%	23,701
Bonds	4.85%	3,190	4.75%	0
Property	4.85%	2,791	4.75%	6,367
Cash	4.85%	8,772	4.75%	5,306
		39,872		35,374

The following amounts were measured in accordance with the requirements of FRS102:

	2024 £'000	2023 £'000
Fair Value of Employer Assets	39,872	35,374
Present Value of Defined Benefit Obligation	(28,088)	(27,808)
Asset ceiling restriction	(11,784)	(7,255)
Total Scheme Asset / (Liability)	0	311

The Gwynedd Council Pension Fund has a gross accounting surplus at the reporting date of £11.784m. In line with FRS 102 requirements Adra has recognised as asset on the balance sheet to the extent that it is able to recover the surplus, either through reduced contributions in the future, or through refunds from the plan.

The scheme's actuary has provided a calculation of the economic benefit arising to Adra from reduced contributions in the future. This amounts to £0. Accordingly, Adra has recognised the plan surplus to this extent, reducing the pension asset by £11.784m, and reducing actuarial gains by the same amount.

ADRA (TAI) CYFYNGEDIG
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

The movement in the net surplus is as follows:

	2024	2023
	£'000	£'000
Contributions Paid	1,205	1,105
Current Service Costs	(1,246)	(2,833)
Past Service Costs	-	-
Sub-total	(41)	(1,728)
Interest Cost on Defined Benefit Obligation	(1,679)	(1,154)
Interest Income on Plan Assets	1,692	929
Actuarial Gain/(Loss)	(283)	9,587
Net Movement in Year	0	7,634

	2024	2023
	£'000	£'000
Net Asset/ (Liability) at Start of Year	311	(7,323)
Net Movement in Year	(311)	7,634
Net Surplus / (Liability) at Year End	0	311

Social Housing Pension Scheme (SHPS)

Adra also offers a Defined Contribution scheme via SHPS. The scheme had 162 active members as at 31 March 2024. Employer contributions in the year totalled £309,321. As this is a defined contribution scheme, Adra's liability is limited to the value of the contributions made.

The People's Pension

Adra operates a Defined Contribution for 2 employees that transferred to Adra via a TUPE undertaking. Employer contributions in the year totalled £2,622. As this is a defined contribution scheme, Adra's liability is limited to the value of the contributions made.

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17. KEY MANAGEMENT PERSONNEL REMUNERATION

Consolidated and Association	2024	2023
	£	£
The aggregate emoluments paid to or receivable by non-executive Directors and former Directors	60,517	70,141
The aggregate emoluments paid to or receivable by executive Directors and former Directors	663,587	599,328
The emoluments paid to the highest paid Director excluding pension contributions	157,322	159,360
The aggregate amount of any compensation paid to Directors or former Directors during the year of account.	-	-
The aggregate amount of Directors or past Directors' pensions, excluding amounts payable under a properly funded pension scheme.	-	-
The aggregate amount of any consideration payable to or receivable by third parties for making available the services of a Director.	-	-

Adra has paid its Non-Executive Directors (Board Members) since January 2019. The annual remuneration levels for eligible Board members was reviewed and set from 1st January 2022 as £9,500 for the Chair, £5,250 for the Vice-Chair and Committee Chairs, and £4,250 for all other members.

The Chief Executive is an ordinary member of the pension scheme. The Chief Executive's pension is a defined benefit scheme funded by annual contributions by the employer and employee. No enhanced or special terms apply. There are no additional pension arrangements.

Key management personnel are defined as the members of the Board, the Chief Executive and any other person who is a member of the Executive Leadership Team or its equivalent.

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18. EMPLOYEE INFORMATION

Consolidated and Association	2024		2023	
	Number	Average Number	Number	Average Number
The number of persons employed during the year expressed in full time equivalents (37 hours per week) was:				
Office staff	266	241	265	226
Manual Staff	137	125	140	117
Wardens, caretakers & cleaners	7	6	6	6
TOTAL	410	372	411	349

	2024	2023
	£'000	£'000
Wages and Salaries	12,622	11,166
Social Security Costs	1,247	1,135
Pension Costs	1,517	1,374
LGPS Pension Movement (Note 16)	41	1,728
TOTAL	15,427	15,403

Number of key management personnel whose remuneration (i.e. including pension) exceeded £50,000 in the period:

	Number	
	2024	2023
£110,001 to £120,000	-	-
£120,001 to £130,000	3	3
£150,001 to £160,000	-	1
£160,001 to £170,000	-	-
£170,001 to £180,000	1	1

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19. ANALYSIS OF CHANGES IN NET DEBT

Consolidated and Association	At the Start of the Year £'000	Cash Flows £'000	Non-Cash Movements £'000	At the End of the Year £'000
Cash and Cash Equivalents	10,777	(46)	-	10,731
Loans Due in One Year	(360)	-	360	-
Loans Due after One Year	(153,958)	(35,428)	(360)	(189,746)
	(143,541)	(35,474)	-	(179,015)

20. OPERATING LEASES

Adra holds properties, vehicles and office equipment under non-cancellable operating leases. As at 31 March 2024, commitments of future minimum lease payments were:

Consolidated and Association	2024		2023
	£'000	£'000	£'000
Land and buildings:			
Within the next year	134		158
In the second to fifth years	527		585
In more than five years	78		125
		739	868
Others:			
Within the next year	4		4
In the second to fifth years	5		7
In more than five years	-		-
		9	11
		748	879

21. TAXATION STATUS

The Association has charitable status.

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22. ACCOMMODATION OWNED, MANAGED AND IN DEVELOPMENT

Consolidated and Association	2024	2023
Under management at end of year:	Number	Number
General Needs including Intermediate	6,543	6,403
Supported housing	393	314
Shared Ownership	18	9
Rent to Own	105	97
Market Rent	75	63
Managed on behalf of others	5	5
Sub-total - under management	7,139	6,891
Under development at end of year	371	569
Total	7,510	7,460

23. RELATED PARTY TRANSACTIONS

The Association’s Rules provide for a flexible Board size of between 9 and 12 Board Members (not including Co-optees). The Rules provide that two Members of the Board shall be Tenant Board Members, and also state that up to 24% shall be nominated by the Local Authority – with the remainder being Independents. At the year end, the Board comprised of 2 Tenant Board Members, 2 Members nominated by the Local Authority, 8 Independent Board Members, plus 1 Co-optee.

Each Tenant Member has a normal secure occupation contract and they were not able to use their position to obtain any advantage.

Total rent charged to tenants serving on the Board in 2023/24 was £10,535 (2023: £13,785). There were no arrears balance at year end. (2023: £399).

The transactions that occurred between Gwynedd Council and Adra during the year to 31st March 2024 are summarised as follows:

Invoices received from Gwynedd Council for services provided under normal commercial terms: £434,020 of which £694 (under normal 30 days payment terms) was outstanding as at 31st March 2024.

Invoices sent under normal commercial terms to Gwynedd Council totalled £1,133,534 (mainly in respect of Supporting People income and contributions towards capital works) with £651,914 owing to Adra as at 31st March 2024. A further £10,611,962 was received from Gwynedd Council for Housing Benefit contributions to 31st March 2024.

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24. GRANT AND FINANCIAL ASSISTANCE

Consolidated and Association

The total accumulated government grant and financial assistance received or receivable at 31 st March 2024	Social Housing Grant / HFG2 / RTO	Energy Efficiency and Regeneration	Supporting People	Other
	£'000	£'000	£'000	£'000
Held as deferred capital grant	81,504	1,725	-	-
Recognised as income in Consolidated Statement of Comprehensive Income in year	(3,055)	(424)	336	-
	78,449	1,301	336	0

25. GROUP UNDERTAKINGS

To help facilitate the growth of the services offered by Adra (including services that may be outside the core charitable objectives) the wholly owned subsidiary “Medra” has been incorporated. Appropriate permissions were sought from the Welsh Government, and Medra was registered with Companies House in April 2017.

Further set-up work happened in 2022/23 and it was also agreed that four schemes previously earmarked for Medra would be transferred to Adra. These transfers are reflected in the Group Financial Statements presented here, as are the further set-up costs. Medra retains one scheme of market sale properties to be developed and this scheme started on site in summer 2023. It is anticipated that the first property sales from this scheme will happen in quarter three of the 2024/25 financial year. The separate Medra 2023/24 Financial Statements will be filed with Companies House.

26. CONTINGENT LIABILITY

In March 2024 the Association became aware that some Registered Social Landlords may not have been fully compliant with potential legal obligations arising under the Renting Homes (Wales) Act 2016 (“the Act”) and the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 (as amended) (“the Regulations”) during the year ending 31 March 2024. On identification of the issue, it is understood that these landlords took immediate steps to ensure full compliance with legal obligations as is currently understood. Following legal advice, [a number of Registered Social Landlords] have issued a claim in the High Court to seek a series of declarations as to the correct meaning and interpretation of the potential obligations. The Association

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has assessed that the likelihood of an outflow of resources to settle this potential liability following the legal proceedings is less than probable but (acknowledging the inherent uncertainty with such legal proceedings) is more than remote. A high level of uncertainty remains because the interpretation of the requirements under the Act and Regulations needs clarification which will only be possible following determination of the proceedings presented to the High Court, hence any financial effect cannot currently be measured with sufficient reliability at this time. A high level of uncertainty also exists regarding whether there is any possibility of reimbursement. Any such consideration can only follow the resolution of the above matter.