

24/25

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Consolidated Report and Financial Statements

For the year ended 31st March 2025





ATEB GROUP LIMITED

CONSOLIDATED REPORT AND FINANCIAL STATEMENTS

For the year ended 31st March 2025

ATEB GROUP LIMITED
CONSOLIDATED REPORT AND FINANCIAL STATEMENTS
For the year ended 31st March 2025

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ATEB GROUP LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

Welsh Government Registered Number: PO72
Financial Conduct Authority Registered Number: 23308R

Board of Management:	Mr. D. Birch (Chair) Mr. H. Watchman (Vice-Chair) Mrs. J. Francis Mr. A. James (resigned December 2024) Mr. O. Jones Mrs. J. Leonard Mrs. S. Lusher (resigned April 2025) Mr N. Hampshire (Group Chief Executive) Mrs J Ashley (resigned June 2025) Mrs N Harichandran Mr. N. Edwards Mrs. E. Lorton	
Group Chief Executive:	Mr. N. Hampshire, BSc (Hons), MBA, MRICS	
Senior Executives:	Mr. M. Lewis Executive Director-Housing Mrs C. Gregory BSc (Hons), FCA, Executive Director of Finance	
Secretary:	Ms. C. Morgan LLB	
Registered Office:	Meyler House, St. Thomas Green, Haverfordwest, Pembrokeshire. SA61 1QP	
External Auditors:	Bevan Buckland LLP Chartered Accountants & Statutory Auditors Ground Floor Cardigan House Castle Court Swansea Enterprise Park Swansea SA7 9LA	
Internal Auditors:	Mazars Victoria Street Bristol BS1 6DP	
Principal Solicitors:	Hugh James Two Central Square Cardiff CF10 1FS	Devonshires 30 Finsbury Circus London EC2M 7DT
Bankers:	Barclays Bank PLC Windsor Court 3 Windsor Place Cardiff CF10 3AX	Handelsbanken PLC 14 Axis Court Swansea SA7 0AJ
Funders:	Barclays Bank PLC The Royal Bank of Scotland PLC Principality Building Society The Housing Finance Corporation (bLEND Funding PLC) M&G Investments BAE Systems Pension Fund Welsh Government	

ATEB GROUP LIMITED REPORT OF THE BOARD OF MANAGEMENT

The Board of Management present their report and the audited financial statements for the year ended 31st March 2025.

Strategic Report

Principal activities and corporate structure

ateb Group Limited is the parent of the ateb Group and the affordable and social housing business. Mill Bay Homes Limited (MBH) is the property development business building new homes for sale. West Wales Care and Repair Limited (WWCR) provides support services to older clients enabling them to continue living in their own homes. Sageston Management Company Limited (SMCL) operates as the managing agent of the sites at Sageston, Tenby, where residential properties have been developed by Mill Bay Homes Limited, SMCL is a company limited by guarantee, provided by MBH. The remaining entity in the Group structure is a dormant company – Effective Building Solutions Limited (EBS).

The principal activities of ateb Group Limited are in the provision of quality social housing and affordable homes for rent.

It is registered under the Co-operative and Community Benefit Societies Act 2014 on charitable rules and is a Registered Social Landlord.

It is the ultimate parent organisation in the ateb Group that sets the overall strategic direction and policy framework for the Group and provides management and administrative support to other Group members.

Board of Management

The Board of Management of ateb Group Limited consists of members who have responsibility for the strategic direction, general policy and non-executive management of the Association and the Group. The day-to-day management of operations is delegated to the Group Chief Executive and the Executive Management Team.

The Board Members who served during the year are shown on page 1.

The Group Board can comprise up to fifteen full members. Board members are drawn from a wide background bringing together a diverse skills-set. The primary role of the Board is to focus on strategic direction, growth and investment and risk. The Board meets formally eight times a year for regular business and at other times to discuss strategic issues. Board Committee's meet four times a year.

The Group Board is supported by three committees with specific responsibilities:

1. People and Remuneration Committee – Provides advice on remuneration, people management, equity and inclusion, and communications.
2. Assurance Committee – Focuses on risk management, audit, and probity, ensuring the Board receives high-level assurance on the Group's performance and systems.
3. Development Committee – Provides oversight, scrutiny, and assurance of the Group's development strategy, covering land, construction, and sales activities.

Mill Bay Homes Limited, West Wales Care and Repair Limited, Sageston Management Company Limited and Effective Building Solutions are wholly controlled subsidiaries.

ATEB GROUP LIMITED

REPORT OF THE BOARD OF MANAGEMENT

Strategic Plan

The three companies that make up the ateb Group are focused on the achievement of the three strategic aims:

- Improve Customer Service
- Serve More People
- Increase Business Effectiveness

The Association experienced a challenging year in 2024/25. Much of our resources were directed towards improving our estate particularly on reactive repairs and compliance. Global economic factors, such as war in Ukraine and conflicts in the Middle East have caused relatively high inflation and consequently high interest rates. These turbulent economic conditions that the nation has seen in recent times have found their way into the operational cost base of the Group. We anticipate that the investment in our stock will continue at a high level for many years to come.

We continue to work and interact well with our customers (or contract holders). Our arrears have grown slightly but are still below that of our peers and we always communicate with customers who are experiencing difficulty.

The Association continues to invest in its most valuable resource, its employees, and bolster the establishment to enable it to prosper operationally, administratively and financially. In consideration of the cost-of-living crises, borne out of the challenging economic conditions, ateb have invested significantly to financially assist our staff.

We continue to develop and invest in new stock albeit last year saw a slowdown – our future plans see us contributing just under 300 units in the next 5 years.

Our last Regulatory Judgement took place in June 2022 where we received a Regulatory Rating of 'compliant – Green' in both Governance and Financial Viability. We have been working to implement our regulatory improvements actions across the business throughout 24/25 which has seen improvements being made across our services and governance structure.

Despite the economically challenging year performance across the group entities was still robust with West Wales Care & Repair delivering to their customers, whilst making a small deficit, and Mill Bay Homes selling all its available units. ateb has consistently had positive feedback from its customers on the delivery of its services and we do not anticipate a deterioration in this regard.

We will shortly be publishing on our website some documents providing more information on ateb group services, our governance and ateb stories for 2024/25

Risk management

The Group Board is responsible for risk management. Our approach is continually reviewed and monitored by the Assurance Committee on behalf of the Group Board. All subsidiary businesses are part of and report into our required to comply with the risk management and assurance framework.

We continue to operate and rely on our Assure framework. The framework uses our risk appetite and ateb vision document to set 16 strategic risks that our Assurance Committee and Boards monitor. Each of these risks have a series of controls (policies, strategies, systems etc) that we then test to ensure they are indeed controlling our strategic and business critical risks.

FY 24/25 was a challenging year, and our Assurance Committee kept our strategic risks under review, reviewing the strength of our controls, any auditing activities and any mitigation actions needed to reduce the impact of the raised risks. Despite a challenging year the group delivered a good performance and has managed risks well. After reviewing the Business Plan, the Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future.

ATEB GROUP LIMITED

REPORT OF THE BOARD OF MANAGEMENT

Financial review

As with the 2023/24 year there was significant amount economic turbulence and medium to longer term impact of events such as the war in Ukraine, conflicts in the Middle East pushing material, build and maintenance costs to higher levels

Despite this the Association delivered a robust financial performance in 2024/25. Total Comprehensive Income for the year, after pension adjustments, was £0.4m which was a £2.8m decrease on the result of 2023/24.

Turnover increased by 17.1% to £29.8m due to increasing number of ateb units and a higher number of units being sold by MBH. The number of homes in management increased by 86 units (2024: 76). In comparison operating costs increased by 25.5% between the two years driven by the increasing demand and cost of materials and maintenance, as well as our continuing investment in our people and systems.

The Statement of Financial Position has increased in strength with housing properties increasing by 8.9% to £288.6m and reserves by 1.2% to £50.9m. Cash and ready access to secured loan facilities ensures that all current commitments are fully funded.

During the year £3.9m in Social Housing Grant (2024: £7.0m) was made available by the Welsh Government in support of the social housing development programme.

As at 31st March 2025, we maintained £24m of secured undrawn facilities available for immediate drawdown, and further £10m subject to security. We also held £18.6m of cash in hand making a total available liquidity of £42.6m. This is sufficient to cover our policy of having 18 months of cover for our net cash outflows.

At the year-end 90% of the current debt total of £98.5m was on fixed rate terms with a good mix of lenders / Investors, types of loan and terms to repayment.

A comprehensive report on performance will be included in the 2024-25 ateb stories.

Mill Bay Homes continues to perform well and is a leading provider of new build properties in Pembrokeshire. At £97k the profit for the year (2024: £58k) was due to more properties sold than previous year (20 vs 12 in 2024).

West Wales Care and Repair Limited remains an integral part of our holistic approach to the provision of much needed customer services throughout the Group. It increased turnover by 8.9%, continuing to serve more customers and provide life-enhancing services to keep our customer in West Wales safe and comfortable at home.

Maintenance and investment in our assets

We aim to maintain our assets to a high standard and in accordance with both the Renting Homes Wales Act (RHWA) and the Welsh Housing Quality Standard (WHQS). We are continuously working to ensure our properties meet the standards set by WHQS and the RHWA.

ATEB GROUP LIMITED REPORT OF THE BOARD OF MANAGEMENT

Financial strength

Maintaining the financial strength of the Group enables reinvestment in the homes and communities that we serve and facilitates the raising of additional funding in the financial markets. Our financial resources are utilised in accordance with our business strategy and are aimed at maximising the delivery of new homes in the social housing development programme.

Value for money

We are focused on delivering Value for Money (VFM) services and we have set our VFM challenge as delivering the right customer outcome as effectively as we can. We will continue to develop our understanding of how we are meeting this and challenge ourselves to do better.

When measured against the current Global Accounts VFM indicators, we perform very well.

Procurement plays a fundamental role in delivering VFM and our Procurement Policy evaluates procurement submissions based on their full economic, social and environmental value.

Regulation

ateb Group Limited is regulated by the Welsh Government.

The Future

ateb Group Limited, as the parent organisation in the Group, is committed to achieving the Group's primary business purpose which is defined as:

➤ Creating better living solutions for the people and communities of West Wales

This is intended to encapsulate what the organisation stands for and drive everything that it does.

Long term strategic planning and financial modelling are fully supportive of this aim.

Changes in Fixed Assets

Details of fixed assets are set out in notes 10 to 12.

Responsibilities of the Board of Management

Housing Association legislation requires the Association's Board of Management to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of its income and expenditure for that year. In preparing those financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards and the Statement of Recommended Practice for Registered Social Landlords have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

ATEB GROUP LIMITED

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and to enable them to ensure that the financial statements comply with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and The Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015. It is 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.

Internal Financial Controls

The Board is ultimately responsible for the Group's system of internal financial control, which is designed to provide reasonable, but not absolute assurance regarding the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used within the business.

The following mechanisms were in place and were designed to provide effective internal control:

- clearly defined management and reporting structures;
- clearly defined standing orders and financial regulations;
- financial training programme;
- development of the ateb Vision and the assurance framework;
- procedures manuals for staff;
- separation of duties and independent checking procedures;
- management information and accounting systems with monthly reporting of financial results and other performance indicators;
- rolling five-year business plans;
- risk management process, including an annual risk review;
- asset and liabilities register;
- monitoring of the control system by the Assurance Committee, internal auditors and external audit;
- policy statement on fraud covering prevention, detection and reporting of fraud and the recovery of assets.

The Board of Management has reviewed the effectiveness of the system of internal financial control in existence in the Group for the year ended 31st March 2025. No weaknesses were found in internal financial controls, which resulted in material losses, contingencies, or uncertainties, which require disclosure in the financial statements or in the auditors' report on the financial statements.

The Board of Management and Executive Officers

The Board of Management and Executive Officers of the Group are listed on Page 1.

Each member of the Board of Management holds one fully paid share of £1 in the Association. The Executive Officers of the Association hold no interest in the Association's share capital and although not having the legal status of directors they act as executives within the authority delegated by the Board.

Post Balance Sheet Events

There are no significant post balance sheet events.

Auditors

A resolution to appoint auditors for next year, following a tender process, will be proposed at the Annual General Meeting.

By Order of the Board
Ms C. Morgan
Company Secretary



Date: 31/07/25

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ATEB GROUP LIMITED REGISTERED UNDER THE CO-OPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014

In addition to our audit on the financial statements for the year ended 31st March 2025, we have reviewed the Board's statement of ateb Group Limited's ("the Group") compliance with the Welsh Government Circular 02/10, Internal Financial Control and Financial Reporting ("the Circular").

The objective of our review is to enable us to conclude on whether the Board has provided the disclosures required by the Circular and whether the statement is consistent with the information of which we are aware from our audit work on the financial statements.

We are not required to form an opinion on the effectiveness of the Group's corporate governance procedures or its internal financial control.

Opinion

With respect to the Board's statement on internal financial control on page 6, in our opinion the Board of Management has provided the disclosures required by the Circular and the statement is consistent with the information of which we are aware from our audit work in the financial statements.



Bevan Buckland LLP

Chartered Accountants & Statutory Auditors
Ground Floor
Cardigan House
Castle Court
Swansea Enterprise Park
Swansea
SA7 9LA

Date: 31/07/25

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ATEB GROUP LIMITED REGISTERED UNDER THE CO-OPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014

Opinion

We have audited the financial statements of ateb Group Limited ("the Association") for the year ended 31 March 2025 which comprise the consolidated and Association statements of comprehensive income, consolidated and Association statements of changes in reserves, the consolidated and Association statements of financial position, the consolidated cash flow statement and its related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and Association's affairs as at 31st March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, 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 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Boards' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Group and Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other Information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Board are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ATEB GROUP LIMITED REGISTERED UNDER THE CO-OPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 require us to report to you if, in our opinion:

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

Responsibilities of the board

As explained more fully in the Statement of Responsibilities of the Board (set out on page 5), 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 determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board are responsible for assessing the 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 intend to liquidate the group 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.

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.

We discussed our audit independence complying with the Revised Ethical Standard 2019 with the engagement team members whilst planning the audit and continually monitored our independence throughout the process.

Identifying and assessing potential risks related to irregularities.

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

- enquiring of management, including obtaining and reviewing supporting documentation, concerning the organisation's policies and procedures relating to:
 - identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
 - internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- discussing among the engagement team how and where fraud might occur in the Financial Statements and any potential indicators of fraud. As part of this discussion, we identified potential for fraud in the following areas;
 - Purchasing in relation to the development and maintenance programmes, including any sales to connected individuals at below market value;
 - The recognition of development and maintenance expenditure in the correct period;

- The rationale of any major fund flows during the period;
- The potential of rent fraud arising as a result of collusion between the asset and housing teams.
- obtaining an understanding of the legal and regulatory frameworks that the organisation operates in, focusing on those laws and regulations that had a direct effect on the Financial Statements or that had a fundamental effect on the operations of the organisation.

Audit response to risks identified

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with relevant laws and regulations;
- enquiring of management concerning actual and potential litigation and claims; performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance and reviewing correspondence with HMRC; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and
- evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.



Bevan Buckland LLP

Chartered Accountants & Statutory Auditors
Ground Floor
Cardigan House
Castle Court
Swansea Enterprise Park
Swansea
SA7 9LA

Date: 31/07/25

ATEB GROUP LIMITED

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME **for the year ended 31 March 2025**

	Notes	2025	2024
		£	£
Turnover	2	29,761,595	25,416,011
Cost of Sales		(4,367,173)	(2,299,108)
Gross Surplus		25,394,422	23,116,903
Less: Operating costs	2	(22,516,116)	(17,943,956)
Gain on disposal of Property, Plant & Equipment	6	57,225	24,383
Operating Surplus	5	2,935,531	5,197,329
Finance / Investment Income	7	721,547	1,007,187
Finance Costs	8	(3,000,119)	(3,241,749)
Interest Capitalised		89,728	116,258
Finance Charges / Issue Costs		(328,417)	(214,394)
Donated Land Value Adjustment		100,620	434,610
Other Income		-	202
Pension Fund Net Interest Costs	20	(64,000)	(59,000)
Total Comprehensive Income before transfers		454,891	3,240,443
Tax on profit on ordinary activities	9	(32,011)	-
Total Comprehensive Income for the year after taxation		422,880	3,240,443
Other Comprehensive Income			
Initial recognition of multi-employer defined benefit scheme	20	-	-
Actuarial Gain / (Loss) in respect of pension schemes	20	187,971	(458,516)
Total Comprehensive Income for the Year		610,851	2,781,927

CONSOLIDATED RESULTS

Companies included are as follows :

- Ateb Group Limited - parent.
- West Wales Care & Repair Limited - subsidiary.
- Mill Bay Homes Limited - subsidiary.
- Effective Building Solutions - subsidiary
- Sageston Management Company Limited -subsidiary

CONTINUING OPERATIONS

None of the Group's activities was acquired or discontinued during the two financial years.

CONSOLIDATED STATEMENT OF CHANGES IN RESERVES **for the year ended 31 March 2025**

	Revenue Reserve	Designated Reserve	Restricted Reserve	Total Reserves
	£	£	£	£
Balance at 1 April 2024	49,921,605	126,057	228,705	50,276,369
Surplus from statement of comprehensive income	610,851	-	-	610,851
Transfer of Reserves	(24,059)	23,525	534	-
Balance at 31 March 2025	50,508,397	149,582	229,239	50,887,220

CONSOLIDATED STATEMENT OF CHANGES IN RESERVES **for the year ended 31 March 2024**

	Revenue Reserve	Designated Reserve	Restricted Reserve	Total Reserves
	£	£	£	£
Balance at 1 April 2023	47,027,573	233,015	233,851	47,494,439
Surplus from statement of comprehensive income	2,781,928	-	-	2,781,928
Transfer of Reserves	112,104	(106,958)	(5,146)	0
Balance at 31 March 2024	49,921,605	126,057	228,705	50,276,369

ATEB GROUP LIMITED

STATEMENT OF COMPREHENSIVE INCOME **for the year ended 31 March 2025**

		2025	2024
	Notes	£	£
Turnover	2a	23,527,251	21,513,365
Less: Operating expenditure	2a	(21,018,969)	(16,680,737)
Gain/(Loss) on disposal of Property, Plant & Equipment	6a	57,225	24,383
Operating Surplus	5a	2,565,508	4,857,011
Finance / Investment Income	7a	972,076	1,226,704
Finance Costs	8a	(3,000,119)	(3,241,749)
Interest Capitalised		89,728	116,258
Finance Charges / Issue Costs		(328,417)	(214,394)
Donated Land Value Adjustment		100,620	434,610
Other Income		-	202
Pension Fund Net Interest Cost	20a	(61,000)	(55,000)
Income from subsidiary company	8b	-	57,643
Total Comprehensive Income before transfers		338,396	3,181,286
Other Comprehensive Income			
Initial recognition of multi-employer defined benefit scheme	20a	-	-
Actuarial gains / (losses) in respect of pension schemes	20a	178,961	(424,985)
Total Comprehensive Income for the Year		517,357	2,756,301

CONTINUING OPERATIONS

None of the Association's activities was acquired or discontinued during the two financial years.

STATEMENT OF CHANGES IN RESERVES **for the year ended 31 March 2025**

	Revenue Reserve £	Designated Reserve £	Restricted Reserve £	Total Reserves £
Balance at 1 April 2024	49,493,564	-	140,000	49,633,564
Surplus from statement of comprehensive income	517,357	-	-	517,357
Transfer of Reserves	-	-	-	-
Balance at 31 March 2025	50,010,921	-	140,000	50,150,921

STATEMENT OF CHANGES IN RESERVES **for the year ended 31 March 2024**

	Revenue Reserve £	Designated Reserve £	Restricted Reserve £	Total Reserves £
Balance at 1 April 2023	46,738,569	-	140,000	46,878,569
Surplus from statement of comprehensive income	2,756,301	-	-	2,756,301
Transfer of Reserves	-	-	-	-
Balance at 31 March 2024	49,494,870	-	140,000	49,634,870

ATEB GROUP LIMITED

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 31 March 2025

	Notes	2025	2024
		£	£
Property, Plant & Equipment			
Housing properties - depreciated cost	10	288,580,363	265,090,959
Other	11	972,884	1,034,731
		289,553,247	266,125,690
Non-Current assets			
Shop - 50-54 Bush Street	12	98,326	98,326
Homebuy loan	12	2,316,928	2,343,928
Receivables: amounts falling due after more than one year	14b	4,562,901	4,734,495
		296,531,403	273,302,439
Current assets			
Inventories	13	2,562,507	5,683,909
Receivables: amounts falling due within one year	14a	2,683,391	3,349,197
Cash		19,126,330	20,706,879
		24,372,228	29,739,985
Payables: amounts falling due within one year	15a	(20,044,464)	(16,603,026)
Net current assets		4,327,764	13,136,959
Total assets less current liabilities		300,859,167	286,439,398
Payables: amounts falling due after more than one year	15b	(248,955,928)	(234,621,012)
Provisions for liabilities			
Pension - deficit funding liability	20	(1,016,000)	(1,542,000)
Net assets		50,887,239	50,276,386
Equity			
Called up share capital	16	21	19
Restricted reserves	17	229,239	228,705
Designated Reserves		149,582	126,057
Revenue reserve	17	50,508,397	49,921,605
		50,887,239	50,276,386

The financial statements on pages 11 to 48 were approved by the Board of Management on 31 July 2025 and were signed on its behalf by:



Mr D Birch, Chair



Mr H Watchman, Vice-Chair



Ms C Morgan, Company Secretary

ATEB GROUP LIMITED

STATEMENT OF FINANCIAL POSITION
as at 31 March 2025

	Notes	2025 £	2024 £
Property, Plant & Equipment			
Housing properties - depreciated cost	10a	288,580,363	265,090,959
Other	11a	953,650	1,019,224
		289,534,013	266,110,183
Non-Current assets			
Investments	12a	3	3
Commercial property	12a	98,326	98,326
Homebuy loan	12a	2,316,928	2,343,928
Loans to subsidiary companies	14b	1,684,300	5,804,801
Receivables: amounts falling due after more than one year	14b	4,562,901	4,708,495
		298,196,471	279,065,736
Current assets			
Inventories	13a	588,444	1,024,078
Receivables: amounts falling due within one year	14a	2,105,000	2,063,817
Cash		18,590,895	20,076,773
		21,284,339	23,164,668
Payables: amounts falling due within one year	15a	(19,427,940)	(16,070,666)
Net current assets		1,856,399	7,094,002
Total assets less current liabilities		300,052,870	286,159,738
Payables: amounts falling due after more than one year	15b	(248,955,928)	(235,086,848)
Provisions for liabilities	20a		
Pension - deficit funding liability		(946,000)	(1,438,000)
Net assets		50,150,943	49,634,890
Equity			
Called up share capital	16a	21	19
Restricted reserves	17a	140,000	140,000
Designated reserve	17a	-	-
Revenue reserve	17a	50,010,922	49,494,871
		50,150,943	49,634,890

The financial statements on pages 11 to 32 were approved by the Board of Management on 31 July 2025 and were signed on its behalf by:



Mr D Birch, Chair



Mr H Watchman, Vice-Chair



Ms C Morgan, Company Secretary

ATEB GROUP LIMITED

CONSOLIDATED STATEMENT OF CASHFLOWS
for the year ended 31 March 2025

		2025	2024
	Notes	£	£
Net cash inflow from operating activities	(i)	10,525,256	3,181,059
Cash flow from investing activities			
Payments to acquire and develop property		(27,012,029)	(16,672,046)
Receipts from sales of Property, Plant and Equipment		57,225	24,383
Social Housing Grant and contributions received		3,928,095	7,011,513
Other Capital Grants		1,015,248	1,238,422
Purchase of other fixed assets		(159,036)	(254,138)
Finance/Investment income		999,793	1,252,728
Net cash outflow from investing activities		(21,170,704)	(7,399,138)
Cash flow from financing activities			
Finance costs		(3,330,691)	(3,070,535)
Issue of share capital	(iv)	2	-
Mortgage and other loans received			
- housing	(iv)	17,403,000	9,485,000
Finance costs of loans issued	(iv)	(79,246)	(19,160)
Loans repaid -housing	(iv)	(4,928,166)	(9,919,400)
Net cash inflow from financing		9,064,899	(3,524,095)
Net change in cash and cash equivalents	(ii) , (iii)	(1,580,549)	(7,742,174)
Cash and cash equivalents at beginning of the year		20,706,879	28,449,053
Cash and cash equivalents at end of the year		19,126,330	20,706,879

CONSOLIDATED CASH FLOW STATEMENT - Additional Disclosure

	2025	2024
Free cash flow		
for the year ended 31 March 2025		
	£	£
Net cash inflow from operating activities	10,525,256	3,181,059
Finance/Investment income	999,793	1,252,728
Finance costs	(3,052,445)	(3,070,535)
Adjustments for reinvestment in existing properties		
Component Replacements	(5,557,010)	(2,900,293)
Purchase of other fixed assets	(160,387)	(255,489)
Free cash generated before loan repayments	2,755,206	(1,792,529)
Loans repaid (excluding revolving credit facilities and overdrafts)	(4,928,166)	(9,919,400)
Free cash generated / (consumed) after loan repayments	(2,172,960)	(11,711,929)

ATEB GROUP LIMITED

STATEMENT OF CASHFLOWS **for the year ended 31 March 2025**

			2025		2024
	Notes	£	£	£	£
Net cash inflow from operating activities	(i)		6,303,137		8,309,708
Cash flow from investing activities					
Payments to acquire and develop property		(27,012,029)		(16,672,046)	
Receipts from sales of Property, Plant and Equipment		57,225		24,383	
Social Housing Grant and contributions received		3,928,095		7,011,513	
Other Capital Grants		1,015,248		1,238,422	
Purchase of other fixed assets		(146,775)		(244,887)	
Finance/Investment income		972,076		1,226,704	
		-----		-----	
Net cash outflow from investing activities			(21,186,160)		(7,415,911)
Cash flow from financing activities					
Finance costs		(3,052,445)		(2,810,272)	
Issue of share capital	(iv)	2		-	
Mortgage and other loans received - housing	(iv)	17,403,000		9,485,000	
Finance costs of loans issued	(iv)	(79,246)		(19,160)	
Loans issued - subsidiary company		(1,661,000)		(6,629,560)	
Loans repaid - subsidiary company		5,715,000		1,090,000	
Loans repaid - housing	(iv)	(4,928,166)		(9,919,400)	
		-----		-----	
Net cash inflow from financing			13,397,145		(8,803,392)
Net change in cash and cash equivalents	(ii) , (iii)		(1,485,878)		(7,909,595)
Cash and cash equivalents at beginning of the year			20,076,773		27,986,368
			-----		-----
Cash and cash equivalents at end of the year			18,590,895		20,076,773
			=====		=====

CASH FLOW STATEMENT - Additional Disclosure

		2025	2024
		£	£
Free cash flow for the year ended 31 March 2025			
Net cash inflow from operating activities		6,303,137	8,309,708
Finance/Investment income		972,076	1,226,704
Finance costs		(3,052,445)	(2,810,272)
Adjustments for reinvestment in existing properties			
Component Replacements		(5,557,010)	(2,900,293)
Fire Safety / Optimised Retrofit works paid		(4,922,278)	(1,585,180)
Capital Works Grant received		2,339,895	1,102,755
Purchase of other replacement fixed assets		(148,126)	(246,238)
		-----	-----
Free cash generated before loan repayments		(4,064,751)	3,097,185
Loans repaid (excluding revolving credit facilities and overdrafts)		(4,928,166)	(9,919,400)
		-----	-----
Free cash generated after loan repayments		(8,992,917)	(6,822,215)
		=====	=====

ATEB GROUP LIMITED
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. Principal Accounting Policies

a) Basis of Accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable Accounting Standards including The Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015, Financial Reporting Standard (FRS) 102 and the Statement of Recommended Practice (SORP) 2018. ateb Group Limited is a public benefit entity (PBE) as defined in FRS 102. A summary of the more important policies which have been applied consistently are set out below.

b) Turnover

Turnover is stated net of voids but inclusive of service charges receivable, special needs, management allowances receivable and amortisation of social housing grant. Service charge income is recognised at the point at which it is collected.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting. Surpluses or deficits resulting from the sales of properties and fixed asset investments are shown in the income and expenditure account under surpluses/deficits from the sale of fixed assets. Revenue is recognised when sale completion of the property has been achieved.

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met. Charges for support services funded under Supporting People are recognised as they fall due under the contractual arrangements with Administering Authorities. Amortisation of Social Housing and other government grants is accounted for in line with the accounting policy.

Turnover for Mill Bay Homes consists of the proceeds of property sales and related income which are recognised at the point of exchange of contract.

c) Housing Properties

Housing Properties are stated at cost, to include all costs incurred in the delivery of the Association's development programme to include:

- i) Cost of acquiring land and buildings
- ii) Site development costs
- iii) External and internal development on-costs

d) Depreciation

Depreciation is provided in accordance with FRS102 and the Statement of Recommended Practice (SORP) 2018.

- i) **Housing Properties** - depreciation is charged on the gross historic cost of property components. Grant is allocated to land and the main structure of the property but not to other components. The depreciable amounts are written off over the estimated useful economic lives from the date of purchase/build. Freehold land is not depreciated.

Where a housing property comprises two or more major components with substantially different useful economic lives then each component is accounted for separately. Expenditure relating to the subsequent replacement or renewal of components is capitalised as incurred.

Housing properties are broken down into the following twenty components: structure, land, kitchen, bathroom, boiler, wet system, electrical system, windows, external doors, internal doors, fencing, flooring, groundworks, lighting, sheds, monitoring devices, solar panels, invertors, carpeting and roof.

Leasehold Properties are depreciated over the remaining period of the lease.

Shared Ownership Properties are not depreciated on the basis that the residual value is likely to be greater than the net cost.

- ii) **Other Tangible Fixed Assets**

Depreciation is charged on the historic cost of other fixed assets to write them down to their estimated residual values over their expected useful lives.

Office premises – using component accounting methodology as per housing properties. The office premises is broken down into the following eight components: land, structure, boiler, wet system, windows, external doors, roof & lift. Freehold land is not depreciated.

Office equipment – 10 years; Computer equipment – 4 to 10 years

Motor vehicles – evenly over 3 to 5 years to estimated residual values

Tools – 3 years

ATEB GROUP LIMITED
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

- iii) **Replacement and Renewals**
Expenditure on assets costing less than £500 which do not form part of a larger asset are written off to the Statement of Comprehensive Income in the year in which the expenditure is incurred.
- e) **Social Housing Grant**
Social Housing Grants (SHG) are capital grants receivable from the Welsh Government are shown within trade receivables in the Statement of Financial Position. Grants received for housing properties are recognised as income in the Statement of Comprehensive Income over the expected life of the asset. SHG received after the year end in respect of expenditure before the year end has been included within Trade Receivables. Any SHG repayable or received in advance is included within Trade Payables.
- f) **Development Administration**
Development administration costs, including relevant office and staff overheads, are capitalised where costs are considered to be incremental to the development programme. Non-incremental costs are charged to the Statement of Comprehensive Income in accordance with FRS102.
- g) **Donated Properties Restricted Reserve**
The reserve represents the value of properties donated by the former Soroptomist Housing Association (Tenby & District) Limited. It is intended to ensure the continuing use of the properties for the provision of affordable housing. Restricted funds are funds subject to specific restrictions specified by the donor.
- h) **Finance Costs**
Finance costs associated with the provision of loan finance are amortised over the term of the related loans using the effective interest rate.
- i) **Inventories**
Work in progress is valued at the lower of cost or net realisable value of development on proposed schemes.
- j) **Operating Leases**
Costs in respect of operating leases are amortised on a straight-line basis over the lease In accordance with FRS102.
- k) **Low Cost Home Ownership**
Surplus or deficits made on either the administration of Do It Yourself Home Buy Option or on the development and subsequent sale of Low Cost Home Ownership properties are credited or charged to the Statement of Comprehensive Income at the time the property has been sold. The Association accounts for Home Buy transactions by creating an investment for the loan advanced to the property owner and deducting the grant received from the Welsh Government. The Homebuy loans meet the definition of a public benefit entity concessionary loan and are therefore accounted for at cost.
- l) **Pensions**
The Group participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined contribution scheme in the UK.

The Association closed its defined benefit scheme to new members on 31 March 2018. The Association closed the scheme to further accrual on the 31 March 2022 with members transferring to the Social Housing Pension Scheme's Defined Contribution scheme.

The defined benefit scheme was subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions

ATEB GROUP LIMITED
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Regulator and Technical Actuarial standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation reduced the deficit from £1,560m to below £700m. Due to this from 1 April 2025 the new aggregate deficit recovery plan contributions will be around £150m pa, a reduction of 12%. The association's share of the above deficit, which is separately identifiable as at 31 March 2025 reported by the Social Housing Pension Scheme, is a deficit of £1,016m. This deficit is included in provisions for liabilities in the statement of financial position and disclosed in the accounts.

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

For financial years ending on or before 28 February 2019, it was not possible for the Group to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Group has accounted for the Scheme as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Group to account for the Scheme as a defined benefit scheme.

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive.

The latest accounting valuation was carried out with an effective date of 30 September 2024. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2023 to 31 March 2025 inclusive.

The liabilities are compared, at the relevant accounting date, with the Group's fair share of the Scheme's total assets to calculate the Group's net deficit or surplus.

m) Impairment

An impairment review is undertaken on an annual basis to ensure that all properties are carried in the Statement of Financial Position at the lower of cost or recoverable amount. Where the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recognised in surplus or deficit in the Statement of Comprehensive Income. The recoverable amount of an asset is the higher of its value in use and the fair value less costs to sell. Where assets are held for their service potential value in use is determined by the present value of the asset's remaining service potential plus the net amount expected to be received from its disposal. Depreciated replacement cost is taken as a suitable measurement model. An impairment loss is reversed if the reasons for the impairment loss have ceased to apply and included in the surplus or deficit in the Statement of Comprehensive Income.

n) Improvements

Expenditure will only be capitalised if it results in an increase to the economic performance of the asset. Such enhancement can occur if the improvements result in either: an increase in rental income, a material reduction in future maintenance costs, a significant extension to the life of the property or a significant increase in the market value of the property.

o) Recycled Capital Grant Fund

Amounts of Social Housing Grant otherwise repayable on disposal of properties are accounted for by credit to a Recycled Capital Grant Fund, which can be used to fund future developments that would be eligible for Social Housing Grant. The fund operates on the basis of first money in, first money out normally within a period of three years.

ATEB GROUP LIMITED
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

p) Other Capital Grants

Housing Finance Grant

The Housing Finance Grant (HFG) is a grant introduced by the Welsh Government in 2013/14. It is paid by the Welsh Government to RSL's as a contribution towards the cost of housing assets. The primary purpose of the HFG is to subsidise the capital and interest costs for the provision of affordable housing. The grant will be paid over a period of 30 years but delivery of the housing will take place in the first few years of the 30-year period. The accounting treatment for the grant is covered under the Housing Association Circular RSL 03/13.

Fire Safety Grant

The Fire Safety Grant is paid by the Welsh Government to the Group in 2022-23 as a contribution towards the costs to remediate identified fire safety defects. The primary purpose of the Grant is to subsidise the capital and interest costs to remediate identified fire safety defects for the provision of affordable housing. The grant will be paid out up front, but remediation works continues to take place. Grants received for housing properties are recognised as income in the Statement of Comprehensive Income over the expected life of the asset following completion of the asset. Any Grant repayable or received in advance is included within Payables.

Optimised Retrofit Grant

The Optimised Retrofit Grant (Phase 3) is a grant introduced by the Welsh Government in 2022/23. It is paid by the Welsh Government to RSL's as a contribution towards the testing of approaches to reach the goals of:

- (a) affordable warmth,
- (b) decarbonised homes,
- (c) develop local capacity for the management and installation of the 'right' energy efficiency measures,
- (d) demonstrate the opportunity for private sector investment,
- (e) drive skills, training and innovation.

The primary purpose of the Grant is to subsidise the capital and interest costs to reach these goals. The grant will be paid out annually up front for Years 1-2 and in arrears for Years 3 onwards. Grants received for housing properties are recognised as income in the Statement of Comprehensive Income over the expected life of the asset following completion of the asset. Any Grant repayable or received in advance is included within Payables.

q) Donated Land Value Adjustment (S.106 Properties)

Properties or land acquired at below market price from a non-public body under s106 agreements are treated in the following way: the difference between fair value and the acquisition price is shown as income in the Statement of Comprehensive Income and PPE in the Statement of Financial Position.

r) Value Added Tax

The financial statements include VAT to the extent that it is suffered by the Association and the Agency. The Association, West Wales Care & Repair and Mill Bay Homes are registered for VAT.

s) Corporation Tax

The Association is a charitable organisation registered under the Co-operative and Community Benefit Societies 2014 and as such is not liable for Corporation Tax on its ordinary activities.

t) Capitalised Interest

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.

ATEB GROUP LIMITED
NOTES TO THE COSOLIDATED FINANCIAL STATEMENTS

- u) Loan Arrangement Fees**
 Loan arrangement fees and set up costs are charged to the Statement of Comprehensive Income over the life of the loan using an effective interest rate.

- v) Financial Instruments**
 Under FRS102 loans are classified as either basic or complex. The Association has reviewed its loan portfolio and is satisfied that all loans can be classified as basic and are recognised at amortised historical cost.

- w) Provisions for Liabilities**
 Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Association will be required to settle the obligation in the future and a reliable estimate can be made of the value.

- x) Cash and Cash Equivalents**
 Cash and cash equivalents comprise cash on hand and on demand deposits, together with short term, highly liquid investments that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

- y) Restricted Reserves Policy**
 Restricted funds are funds subject to specific restrictions specified by the donor.

- z) Financial assets carried at amortised cost**
 These comprise rent arrears, trade and other receivables and cash and cash equivalents. Financial assets are initially recognised at fair value plus directly attributable transaction costs. After initial recognition, they are measured at amortised cost using the effective interest method. If there is objective evidence that there is an impairment loss, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced accordingly.
 If an arrangement constitutes a financing transaction, the financial asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial liabilities carried at amortised cost
 These financial liabilities include trade and other payables and interest-bearing loans and borrowings. Non-current debt instruments which meet the necessary conditions in FRS 102, are initially recognised at fair value adjusted for any directly attributable transaction cost and subsequently measured at amortised cost using the effective interest method, with interest-related charges recognised as an expense in finance costs in the Statement of Comprehensive Income. Discounting is omitted where the effect of discounting is immaterial.
 A financial liability is derecognised only when the contractual obligation is extinguished, that is, when the obligation is discharged, cancelled or expires.

- aa) Investment in Subsidiary**
 Investment in the subsidiary is accounted for at cost less any impairment.

- ab) Home Buy Option**
 Where the Group received an allowance from Welsh Assembly Government to administer the sale of property under the "Home Buy Option" initiative and in turn has made an interest free loan to the purchaser secured by a charge on the property, the loan is accounted for under investments at cost with the associated grant included in long term liabilities on the statement of financial position.

- ac) Employee Benefits**
 Short term employee benefits and contributions to defined contributions plans are recognised as an expense in the period in which they are incurred.

ATEB GROUP LIMITED
NOTES TO THE COSOLIDATED FINANCIAL STATEMENTS

ad) Going Concern

After reviewing the current situation with regards to Covid 19 and the Association's and Group's forecasts and projections, the Board has a reasonable expectation that the Association and Group has adequate resources to continue in operational existence for the foreseeable future.
The company continues to adopt the going concern basis in preparing its financial statements.

ae) Investment Property

Investment Property is held at market value if readily available otherwise held at cost. If the investment property was built as part of a larger build project then an appropriate apportionment should be applied to determine cost.

af) Significant Management Judgements and Key Sources of Estimation Uncertainty.

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate revised and in any future periods affected.

The following are management judgements in applying the accounting policies of the Association that have the most significant effect on the amounts recognised in the financial statements:

- **Impairment of social housing properties**

Management have to make an assessment as to whether an indicator of impairment exists. In making this judgement, management considered the detailed criteria set out in the Statement of Recommended Practice for Social Housing Providers (2014). Specifically this includes whether there is an impairment indicator for a cash-generating unit. For these purposes, a cash-generating unit is defined as a property scheme.

- **Economic Life of Assets**

Tangible fixed assets, other than investment properties, are depreciated over their useful economic lives based on various factors. The actual lives of the assets are re-assessed on a periodic basis and may vary depending on the standard of the asset.
For housing property assets, the assets are broken down into components based on management's assessment of the properties and the specific costs incurred in replacing these components. Individual economic lives are assigned to these components. Management have reviewed the components and have concluded that the asset lives are appropriate.

- **Defined Benefit Pension Scheme**

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of 2024 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

ag) Accounting Estimates – Cost of Sales – Mill Bay Homes

When a property sale is recognised a transfer from inventories / Work In Progress is made to cost of sales based on the anticipated gross profit margin of the total site development. The anticipated gross profit margin is reviewed periodically and updated for actual costs to date and revised forecasts.

ATEB GROUP LIMITED
NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS
(i) Reconciliation of operating surplus to net cash inflow from operating activities

	2025	2024
	£	£
Operating surplus	2,935,531	5,197,329
Depreciation	4,546,724	4,236,144
Amortisation of SHG	(1,365,994)	(1,251,024)
Abortive development costs	59,671	2,210
(Increase) / Decrease in receivables and inventories	4,902,115	(3,084,439)
Increase / (Decrease) in payables	(20,970)	(1,406,152)
Share capital cancelled	-	(1)
Charge for bad debts	94,767	75,663
Capitalised Overheads	(520,894)	(520,894)
Gain/(Loss) on disposal of Property, Plant & Equipment	(57,225)	(24,383)
Other Income	-	202
Housing Finance Grant	337,922	337,922
Pension Fund Current Service Costs	(446)	(446)
Pension deficit contribution paid	(382,529)	(381,072)
Net cash inflow from operating activities	10,528,672	3,181,059

(ii) Analysis of changes in cash and cash equivalents during the year

	2025	2024
	£	£
At beginning of period	20,706,879	28,449,053
Net cash inflow/(outflow)	(1,580,549)	(7,742,174)
At end of period	19,126,330	20,706,879

(iii) Analysis of the balances of cash and cash equivalents as shown in the balance sheet

	2025	2024	Change in year	2024	2023	Change in year
	£	£	£	£	£	£
Cash	19,126,330	20,706,879	(1,580,549)	20,706,879	28,449,053	(7,742,173)
	19,126,330	20,706,879	(1,580,549)	20,706,879	28,449,053	(7,742,173)

(iv) Analysis of changes in financing during the year

	Share Capital		Housing Loans	
	2025	2024	2025	2024
	£	£	£	£
At beginning of year	23	24	86,335,636	86,984,430
Cash inflow from financing	2	-	17,403,000	9,485,000
Cash outflow from financing	0	(1)	(4,928,166)	(9,919,400)
Cash outflow finance costs	-	-	(79,246)	(19,160)
	25	23	98,731,224	86,530,870
Non cash items:				
Debenture discount	-	-	-	0
Amortisation of finance costs	-	-	(216,238)	(195,234)
At end of year	25	23	98,514,986	86,335,636

ATEB GROUP LIMITED

NOTES TO THE STATEMENT OF CASH FLOWS
for the year ended 31 March 2025

(i) Reconciliation of operating surplus to net cash inflow / (outflow)
from operating activities

	2025	2024
	£	£
Cash flows from operating activities		
Operating surplus	2,565,508	4,857,011
Depreciation	4,545,518	4,227,887
Amortisation of SHG & Other Capital Grants	(1,365,994)	(1,251,024)
Abortive development costs	59,671	2,210
Decrease in receivables and inventories	387,266	1,089,522
(Decrease)/Increase in payables	611,583	(129,422)
Share capital cancelled	-	(1)
Charge for bad debts	94,767	75,663
Capitalised Overheads	(520,894)	(520,894)
(Gain)/Loss on disposal of Property, Plant & Equipment	(57,225)	(24,383)
Other Income	-	202
Housing Finance Grant	337,922	337,922
Pension Fund Current Service Costs	(446)	(446)
Pension deficit contribution paid	(354,539)	(354,539)
	-----	-----
Net cash inflow from operating activities	6,303,137	8,309,708
	=====	=====

(ii) Analysis of changes in cash and cash equivalents during the year

	2025	2024
	£	£
At beginning of year	20,076,773	27,986,368
Net cash (outflow)	(1,485,878)	(7,909,595)
	-----	-----
At end of year	18,590,895	20,076,773
	=====	=====

(iii) Analysis of the balances of cash and cash equivalents as shown in the Statement of Financial Position

	2025	2024	Change in	2024	2023	Change in
	£	£	year	£	£	year
			£			£
Cash	18,590,895	20,076,773	(1,485,878)	20,076,773	27,986,368	(7,909,595)
	-----	-----	-----	-----	-----	-----
	18,590,895	20,076,773	(1,485,878)	20,076,773	27,986,368	(7,909,595)
	=====	=====	=====	=====	=====	=====

(iv) Analysis of changes in financing during the year

	Share Capital		Housing Loans	
	2025	2024	2025	2024
	£	£	£	£
At beginning of year	19	20	86,335,636	86,984,430
Cash inflow from financing	2	-	17,403,000	9,485,000
Cash outflow from financing	-	(1)	(4,928,166)	(9,919,400)
Cash outflow from finance costs	-	-	(79,246)	(19,160)
	-----	-----	-----	-----
	21	19	98,731,224	86,530,870
	=====	=====	=====	=====
Non cash items:				
Debenture discount	-	-	-	0
Amortisation of finance costs	-	-	(216,238)	(195,234)
	-----	-----	-----	-----
At end of year	21	19	98,514,987	86,335,636
	=====	=====	=====	=====

ATEB GROUP LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025

2 (i) Particulars of Turnover, Operating Cost and Surplus by class of business

	Turnover £	Cost of sales £	Operating costs £	2025 Operating surplus £	Interest receivable £	Interest payable £	Surplus before taxation £
Income and expenditure from social housing lettings							
Fully rented housing accommodation	23,527,251	-	(20,913,270)	2,613,981	-	(3,000,119)	(386,138)
Total from social housing lettings note 2(ii)	23,527,251	-	(20,913,270)	2,613,981	-	(3,000,119)	(386,138)
Other income and expenditure							
Other income	6,797	(6,797)	-	-	-	-	-
Abortive development costs	-	-	(59,671)	(59,671)	-	-	(59,671)
Gain/(loss) on disposal of property, plant and equipment				57,225			57,225
Total from social housing lettings	23,534,049	(6,797)	(20,972,941)	2,611,536	-	(3,000,119)	(388,583)
Income and expenditure from housing sales							
Income and expenditure from housing sales	5,107,048	(4,360,375)	(369,598)	377,074	-	-	377,074
Income and expenditure from other activities							
Grants and contributions	1,120,498	-	(1,173,577)	(53,079)	-	-	(53,079)
Finance/Investment Income	-	-	-	-	721,547	-	721,547
Donated Land Value Adjustment	-	-	-	-	-	-	100,620
Finance Charge / Issue Costs							(328,417)
Pension Fund Net Interest Costs							(64,000)
Capitalised Interest	-	-	-	-		89,728	89,728
Other income	-	-	-	-	-	-	-
Surplus on ordinary activities before taxation	29,761,595	(4,367,173)	(22,516,116)	2,935,532	721,547	(2,910,391)	454,891
	=====	=====	=====	=====	=====	=====	=====
	Turnover £	Cost of sales £	Operating costs £	2024 Operating surplus £	Interest receivable £	Interest payable £	Surplus before taxation £
Income and expenditure from lettings:							
Fully rented housing accommodation	21,513,365	-	(16,636,876)	4,876,489	-	(3,241,749)	1,634,740
Total from social housing lettings note 2(ii)	21,513,365	-	(16,636,876)	4,876,489	-	(3,241,749)	1,634,740
Other income and expenditure							
Other income	1,011	(1,011)	-	0	-	-	0
Abortive development costs	-	-	(2,210)	(2,210)	-	-	(2,210)
Gain/(loss) on disposal of property, plant and equipment				24,383			24,383
Total from social housing lettings	21,514,376	(1,011)	(16,639,086)	4,898,662	-	(3,241,749)	1,656,913
Income and expenditure from housing sales							
Income and expenditure from housing sales	2,897,212	(2,298,097)	(281,902)	317,213	-	-	317,213
Grants and contributions	1,004,422	-	(1,022,968)	(18,546)	-	-	(18,546)
Other costs	-	-	-	-	-	-	-
Finance/Investment Income	-	-	-	-	1,007,187	-	1,007,187
Donated Land Value Adjustment	-	-	-	-	-	-	434,610
Finance Charge / Issue Costs							(214,394)
Pension Fund Net Interest Costs							(59,000)
Capitalised Interest						116,258	116,258
Other Income	-	-	-	-	-	-	202
Surplus on ordinary activities before taxation	25,416,010	(2,299,108)	(17,943,956)	5,197,329	1,007,187	(3,125,491)	3,240,443
	=====	=====	=====	=====	=====	=====	=====

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025

2a (i) Particulars of Turnover, Operating Cost and Surplus by class of business

	Turnover £	Operating costs £	2025 Operating surplus £	Interest receivable £	Interest payable £	Income from Mill Bay Homes £	Surplus £
Income and expenditure from social housing lettings							
Fully rented housing accommodation	23,527,251	(20,959,298)	2,567,954	-	(3,000,119)	-	(432,165)
Total from social housing lettings note 2a(ii)	23,527,251	(20,959,298)	2,567,954	-	(3,000,119)	-	(432,165)
Other income and expenditure							
Abortive development costs	-	(59,671)	(59,671)	-	-	-	(59,671)
Gain/(loss) on disposal of Property, Plant & Equipment			57,225	-	-	-	57,225
Total from social housing lettings	23,527,251	(21,018,969)	2,565,508	-	(3,000,119)	-	(434,611)
Finance/Investment Income			-	972,076	-	-	972,076
Donated Land Value Adjustment			-	-	-	-	100,620
Finance Charges / Issue Costs			-	-	-	-	(328,417)
Pension Fund Net Interest Costs			-	-	-	-	(61,000)
Capitalised Interest					89,728		89,728
Surplus on social housing lettings			2,565,508	972,076	(2,910,391)	-	338,396
	Turnover £	Operating costs £	2024 Operating surplus £	Interest receivable £	Interest payable £	Income from Mill Bay Homes £	Surplus £
Income and expenditure from social housing lettings							
Fully rented housing accommodation	21,513,365	(16,678,527)	4,834,838	0	(3,241,749)	-	1,593,089
Total from social housing lettings note 2a(ii)	21,513,365	(16,678,527)	4,834,838	-	(3,241,749)	-	1,593,089
Other income and expenditure							
Other income	-	-	-	-	-	57,643	57,643
Abortive development costs	-	(2,210)	(2,210)	-	-	-	(2,210)
Gain/(loss) on disposal of Property, Plant & Equipment			24,383	-	-	-	24,383
Total from social housing lettings	21,513,365	(16,680,737)	4,857,011	-	(3,241,749)	57,643	1,672,905
Finance/Investment Income			-	1,226,704	-	-	1,226,704
Donated Land Value Adjustment			-	-	-	-	434,610
Finance Charges / Issue Costs			-	-	-	-	(214,394)
Pension Fund Net Interest Costs							(55,000)
Capitalised Interest					116,258		116,258
Other Income			-	-	-	-	202
Surplus on social housing lettings			4,857,011	1,226,704	(3,125,491)	57,643	3,181,285

ATEB GROUP LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025

2 (ii) Turnover from social housing lettings

	2025			2024		
	General Needs & Sheltered Housing £	Supported Housing £	Total £	General Needs & Sheltered Housing £	Supported Housing £	Total £
Rent receivable net of void losses *	18,866,481	507,865	19,374,346	17,353,507	424,529	17,778,036
Service charges	2,266,993	70,561	2,337,554	1,971,252	60,604	2,031,856
	-----	-----	-----	-----	-----	-----
	21,133,474	578,426	21,711,900	19,324,759	485,133	19,809,892
Income from support services	449,357	-	449,357	452,449	-	452,449
SHG Amortisation	1,291,950	11,457	1,303,407	1,238,285	11,457	1,249,742
Other Capital Grant Amortisation	62,587	-	62,587	1,282	-	1,282
	-----	-----	-----	-----	-----	-----
	22,937,368	589,883	23,527,251	21,016,775	496,590	21,513,365
	=====	=====	=====	=====	=====	=====
* Void losses	341,224	-	341,224	185,938	-	185,938

2 (iii) Operating costs from lettings

	2025			2024		
	General Needs & Sheltered Housing £	Supported Housing £	Total £	General Needs & Sheltered Housing £	Supported Housing £	Total £
Service charges	2,167,209	70,561	2,237,770	1,266,097	60,604	1,326,702
Management	3,604,123	416,034	4,020,157	3,456,609	369,722	3,826,331
Routine maintenance	7,067,510	58,705	7,126,215	5,509,597	45,764	5,555,361
Major repairs	3,106,402	-	3,106,402	1,786,703	-	1,786,703
Depreciation of housing properties	4,295,480	32,479	4,327,959	4,035,175	30,942	4,066,117
Losses from bad debts	94,767	-	94,767	75,663	-	75,663
	-----	-----	-----	-----	-----	-----
Operating costs on social housing lettings	20,335,491	577,779	20,913,270	16,129,844	507,032	16,636,876
	=====	=====	=====	=====	=====	=====
	-----	-----	-----	-----	-----	-----
Operating surplus on social housing lettings	2,601,877	12,105	2,613,981	4,886,931	(10,442)	4,834,838
	=====	=====	=====	=====	=====	=====

ATEB GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025**

2a (ii) Turnover from social housing lettings

	2025			2024		
	General Needs & Sheltered Housing £	Supported Housing £	Total £	General Needs & Sheltered Housing £	Supported Housing £	Total £
Rent receivable net of void losses *	18,866,481	507,865	19,374,346	17,353,507	424,529	17,778,036
Service charges	2,266,993	70,561	2,337,554	1,971,252	60,604	2,031,856
	-----	-----	-----	-----	-----	-----
Other Income & Support Services	21,133,474	578,426	21,711,900	19,324,759	485,133	19,809,892
SHG Amortisation	449,357	-	449,357	452,449	-	452,449
Other Capital Grant Amortisation	1,291,950	11,457	1,303,407	1,238,285	11,457	1,249,742
	62,587	-	62,587	1,282	-	1,282
	-----	-----	-----	-----	-----	-----
Turnover from social housing lettings	22,937,368	589,883	23,527,251	21,016,775	496,590	21,513,365
	=====	=====	=====	=====	=====	=====
* Void losses	341,224	-	341,224	185,938	-	185,938

2a (iii) Operating costs from social housing lettings

	2025			2024		
	General Needs & Sheltered Housing £	Supported Housing £	Total £	General Needs & Sheltered Housing £	Supported Housing £	Total £
Service charges	2,167,209	70,561	2,237,770	1,266,097	60,604	1,326,702
Management	3,650,151	416,034	4,066,185	3,498,260	369,722	3,867,982
Routine maintenance	7,067,510	58,705	7,126,215	5,509,597	45,764	5,555,361
Major repairs	3,106,402	-	3,106,402	1,786,703	-	1,786,703
Depreciation of housing properties	4,295,480	32,479	4,327,959	4,035,175	30,942	4,066,117
Losses from bad debts	94,767	-	94,767	75,663	-	75,663
	-----	-----	-----	-----	-----	-----
Operating costs on social housing lettings	20,381,519	577,779	20,959,298	16,171,495	507,032	16,678,527
	=====	=====	=====	=====	=====	=====
	-----	-----	-----	-----	-----	-----
Operating surplus on social housing lettings	2,555,849	12,105	2,567,954	4,845,280	(10,442)	4,834,838
	=====	=====	=====	=====	=====	=====

ATEB GROUP LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS for the year ended 31 March 2025

3 Officers' and Senior Executives' Emoluments

Officers and Senior Executives are defined as the members of the Board of Management, Group Chief Executive and the Directors.

	2025 £	2024 £
Emoluments (including pension contributions and benefits in kind).	408,764 =====	497,233 =====

During the year the emoluments (excluding pension contributions) of the Chief Executive who was the highest paid Senior Executive was £141,958(2024: £136,264).

The Senior Executives who served during the year were remunerated as follows:

	2025	2024
£100,001 to £110,000	-	3
£110,001 to £120,000	1	-
£130,001 to £140,000	-	1
£140,001 to £150,000	1	-

The Board received emoluments of £35,686 during the year (2024: £35,836).

The Chief Executive is an ordinary member of the SHPS final salary contributory pension scheme.

4 Staff numbers and cost

The average number of full time equivalent persons (including Senior Executives) employed during the year by the Group was:

	2025 Actual	FTE	2024 Actual	FTE
Office staff	106	105	103	97
Direct Labour	46	46	47	48
Cleaning staff	0	0	1	0
All Staff	152 =====	151 =====	151 =====	145 =====

	2025 £	2024 £
Staff costs for the above persons were:		
Wages and salaries	5,770,808	5,162,379
Social security costs	559,320	509,550
Pension costs (note 20)	393,666	355,020
	6,723,793 =====	6,026,949 =====

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

3a Officers' and Senior Executives' Emoluments

Officers and Senior Executives are defined as the members of the Board of Management, Group Chief Executive and the Directors.

	2025 £	2024 £
Emoluments (including pension contributions and benefits in kind)	408,764 =====	497,233 =====

During the year the emoluments (excluding pension contributions) of the Chief Executive who was the highest paid Senior Executive was £141,958(2024: £136,264).

The Senior Executives who served during the year were remunerated as follows:

	2025	2024
£100,001 to £110,000	-	3
£110,001 to £120,000	1	-
£130,001 to £140,000	-	1
£140,001 to £150,000	1	-

The Board received emoluments of £35,686 during the year (2024: £35,836).

The Chief Executive is an ordinary member of the SHPS final salary contributory pension scheme.

4a Staff numbers and cost

The average number of staff (including Senior Executives) employed during the year was:

	2025 Actual	FTE	2024 Actual	FTE
Office staff	87	88	85	81
Direct Labour	39	40	40	41
Cleaning staff	0	0	1	0
All Staff	126 =====	127 =====	126 =====	122 =====

	2025 £	2024 £
Staff costs for the above persons were:		
Wages and salaries	5,021,375	4,522,137
Social security costs	488,353	451,176
Pension costs (note 20a)	335,038	306,112
	5,844,766 =====	5,279,425 =====

ATEB GROUP LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025

5 Operating surplus

The operating surplus is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation	4,554,052	4,236,112
Finance issue costs	328,417	214,394
Auditors remuneration		
- In their capacity as auditors, including VAT	29,776	27,592
- In respect of other services, including VAT	-	-
	=====	=====

6 Gain on disposal of property, plant and equipment

	2025	2024
	£	£
Surplus on sale of properties	57,225	24,383
	=====	=====

7 Finance/Investment Income

	2025	2024
	£	£
Housing Finance Grant	199,753	(114,032)
Bank interest	521,794	1,121,219
	=====	=====
	721,547	1,007,187
	=====	=====

8 Finance Costs

	2025	2024
	£	£
On loans repayable in instalments	1,992,405	2,387,529
On loans repayable other than in instalments	1,007,714	854,220
	=====	=====
	3,000,119	3,241,749
	=====	=====

9 Taxation

Mill Bay Homes Limited and Sageston Mangement Company Limited are the only company liable for corporation tax. The other companies are registered with charitable rules under the Co-operative and Community Benefit Societies Act 2014 and are not liable for corporation tax on their normal activities.

The tax charge on profit for the year was as follows

	2025	2024
Current tax		
- UK corporation tax	32,011	-
	=====	=====
	32,011	-
	=====	=====

UK Corporation tax has been charged at 25%

Taxable profits in previous years have been reduced to £nil by remittance of the entire profits to the parent, benefiting from Gift Aid relief.

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025

5a Operating surplus	2025	2024
	£	£
The operating surplus is stated after charging/(crediting):		
Depreciation	4,545,518	4,227,887
Finance issue costs	328,417	214,394
Auditors remuneration		
- In their capacity as auditors, including VAT	20,234	17,653
- In respect of other services, including VAT	-	-
	=====	=====
6a Gain on disposal of property, plant and equipment	2025	2024
	£	£
Surplus on sale of properties	57,225	24,383
	-----	-----
	57,225	24,383
	=====	=====
7a Finance/Investment Income	2025	2024
	£	£
Housing Finance Grant	199,753	(114,032)
Mill Bay Homes - loan interest	278,246	245,541
Bank interest	494,077	1,095,195
	-----	-----
	972,076	1,226,704
	=====	=====
8a Finance Costs	2025	2024
	£	£
On loans repayable in instalments	1,992,405	2,387,529
On loans repayable other than in instalments	1,007,714	854,220
	-----	-----
	3,000,119	3,241,749
	=====	=====
8b Transfer from subsidiary company	2025	2024
	£	£
Gift Aid payment	-	57,643
	-----	-----
	-	57,643
	=====	=====
9a Taxation		
Due to its charitable status, the Association is not liable for Corporation Tax on its normal activities.		

ATEB GROUP LIMITED
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025

10 Property, Plant and Equipment - Housing Properties

	Housing properties held for letting		Shared ownership properties held for letting	
	Completed £	Under Construction £	Completed £	Total £
Cost				
At 1 April 2024	274,696,286	31,080,872	1,622,516	307,399,674
Additions	12,819,765	13,735,223	1,258,070	27,813,058
Reclassification	511,506	(511,506)	-	-
Disposals	(1,363,154)	-	-	(1,363,154)
	=====	=====	=====	=====
At 31 March 2025	286,664,402	44,304,589	2,880,586	333,849,577
	=====	=====	=====	=====
Depreciation				
At 1 April 2024	(42,292,794)	-	(15,921)	(42,308,715)
Charged for the year	(4,171,295)	-	-	(4,171,295)
Disposals	1,210,796	-	-	1,210,796
	=====	=====	=====	=====
At 31 March 2025	(45,253,293)	-	(15,921)	(45,269,214)
	=====	=====	=====	=====
Net book value				
At 31 March 2025	241,411,109	44,304,589	2,864,665	288,580,363
	=====	=====	=====	=====
At 31 March 2024	232,403,491	31,080,872	1,606,595	265,090,959
	=====	=====	=====	=====

The total net book value of housing properties comprises:

	2025 £	2024 £
Freehold property	286,055,856	262,493,325
Long leasehold property	2,524,507	2,597,634
Short leasehold property	-	-
	=====	=====
	288,580,363	265,090,959
	=====	=====

Units in Management

	2025	2024
At end of year	3,289	3,203

Development administration expenditure and other indirect costs capitalised during the year amounted to £543,569(2024: £520,894).

Interest capitalised during the year amounted to £89,728 (2024: £116,258).

Component Replacement spend for the year amounted to £5,557,010 (2024: £2,900,293).

Housing Properties includes Land with a carrying value of £28,503,184 (2024: £28,611,547).

Fire Safety costs capitalised during the year amounted to £1,896,435 (2024:£1,196,916).

Optimised Retrofit Programme (ORP) costs capitalised during the year against which Other Capital Grants have been received amounted to £3,025,843 (2024:£388,234).

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025

10a Property, Plant and Equipment - Housing Properties

	Housing properties held for letting		Shared ownership properties held for letting	
	Completed £	Under Construction £	Completed £	Total £
Cost				
At 1 April 2024	274,696,286	31,080,872	1,622,516	307,399,674
Additions	12,819,765	13,735,222	1,258,070	27,813,057
Reclassification	511,506	(511,506)	-	-
Disposals	(1,363,154)	-	-	(1,363,154)
At 31 March 2025	286,664,402	44,304,589	2,880,586,00	333,849,577
Depreciation				
At 1 April 2024	(42,292,794)	-	(15,921)	(42,308,715)
Charged for the year	(4,171,295)	-	-	(4,171,295)
Disposals	1,210,796	-	-	1,210,796
At 31 March 2025	(45,253,293)	-	(15,921)	(45,269,214)
Net book value				
At 31 March 2025	241,411,109	44,304,589	2,864,665	288,580,363
At 31 March 2024	232,403,491	31,080,872	1,606,595	265,090,959
The total net book value of housing properties comprises:				
			2025	2024
			£	£
Freehold property			286,055,856	262,493,325
Long leasehold property			2,524,507	2,597,634
Short leasehold property			-	-
			288,580,363	265,090,959
Units in Management			2025	2024
At end of year			3,289	3,203

Development administration expenditure and other indirect costs capitalised during the year amounted to £543,569(2024: £520,894).
Interest capitalised during the year amounted to £89,728 (2024: £116,258).
Component Replacement spend for the year amounted to £5,557,010 (2024: £2,900,293).
Housing Properties includes Land with a carrying value of £28,503,184 (2024: £28,611,547).
Fire Safety costs capitalised during the year amounted to £1,896,435 (2024:£1,196,916).
Optimised Retrofit Programme (ORP) costs capitalised during the year against which Other Capital Grants have been received amounted to £3,025,843 (2024:£388,234).

ATEB GROUP LIMITED

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025**

11 Property, Plant & Equipment - Other Fixed Assets

	Freehold Offices £	Tools & Equipment £	Motor vehicles £	Computer Equipment £	Total £
Cost					
At 1 April 2024	657,950	793,688	51,421	1,716,929	3,219,988
Additions	41,918	25,587	-	92,881	160,387
Disposals/Write off/Adj.	-	6,359	(7,320)	(1,230)	(2,190)
	-----	-----	-----	-----	-----
At 31 March 2025	699,868	825,634	44,101	1,808,580	3,378,183
	=====	=====	=====	=====	=====
Grants and contributions					
At 1 April 2024	-	-	(44,101)	-	(44,101)
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
	-----	-----	-----	-----	-----
At 31 March 2025	-	-	(44,101)	-	(44,101)
	=====	=====	=====	=====	=====
Depreciation					
At 1 April 2024	(296,040)	(682,668)	(7,320)	(1,155,127)	(2,141,156)
Charged for the year	(7,246)	(35,266)	-	(182,315)	(224,826)
Disposals/Write off/Adj.	-	-	7,320	(2,536)	4,784
	-----	-----	-----	-----	-----
At 31 March 2025	(303,286)	(717,934)	-	(1,339,979)	(2,361,198)
	=====	=====	=====	=====	=====
Net book value					
At 31 March 2025	396,582	107,700	0	468,602	972,884
	=====	=====	=====	=====	=====
At 31 March 2024	361,910	111,019	0	561,802	1,034,731
	=====	=====	=====	=====	=====

12 Investments

	2025 £	2024 £
Cost of Home Buy Loans	2,316,928	2,343,928
	-----	-----
	2,316,928	2,343,928
	=====	=====

The above investments represent a 30% and 50% interest in 71 (2024: 73) properties acquired under the Welsh Government Low Cost Home Ownership Schemes.

	2025 £	2024 £
Shop at 50-54 Bush Street	98,326	98,326
	-----	-----
	98,326	98,326
	=====	=====

13 Inventories

	2025 £	2024 £
Completed properties held for sale	197,943	290,465
Schemes under construction	2,364,564	5,393,444
	-----	-----
	2,562,507	5,683,909
	=====	=====

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025

11a Property, Plant & Equipment - Other Fixed Assets

	Freehold Offices £	Tools & Equipment £	Motor vehicles £	Computer Equipment £	Total £
Cost					
At 1 April 2024	657,950	717,403	51,421	1,698,227	3,125,001
Additions	41,918	15,347	-	90,860	148,126
Disposals/Write off/Adj.		6,359	(7,320)	(1,231)	(2,191)
	=====	=====	=====	=====	=====
At 31 March 2025	699,868	739,109	44,101	1,787,856	3,270,935
	=====	=====	=====	=====	=====
Grants and Contributions					
At 1 April 2024	-	-	(44,101)	-	(44,101)
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
	=====	=====	=====	=====	=====
At 31 March 2025	-	-	(44,101)	-	(44,101)
	=====	=====	=====	=====	=====
Depreciation					
At 1 April 2024	(296,040)	(620,715)	(7,320)	(1,137,600)	(2,061,675)
Charged for the year	(7,246)	(27,873)	-	(181,174)	(216,292)
Disposals/Write off/Adj.	-	-	7,320	(2,536)	4,784
	=====	=====	=====	=====	=====
At 31 March 2025	(303,286)	(648,588)	-	(1,321,310)	(2,273,184)
	=====	=====	=====	=====	=====
Net book value					
At 31 March 2025	396,582	90,521	-	466,547	953,649
	=====	=====	=====	=====	=====
At 31 March 2024	361,910	96,687	-	560,627	1,019,224
	=====	=====	=====	=====	=====

12a Investments

	2025 £	2024 £
Cost of Home Buy Loans	2,316,928	2,343,928
	=====	=====

The above investments represent a 30% and 50% interest in 71 (2024: 73) properties acquired under the Welsh Government Low Cost Home Ownership Schemes.

	2025 £	2024 £
Shop at 50-54 Bush Street	98,326	98,326
	=====	=====
Shares in subsidiary companies :		
Mill Bay Homes Limited	1	1
West Wales Care & Repair Limited	1	1
Effective Building Solutions Limited	1	1
	=====	=====
	3	3
	=====	=====

13a Inventories

	2025 £	2024 £
Work In Progress	588,444	1,024,078
	=====	=====

ATEB GROUP LIMITED

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025**

14a(i) Receivables

Amounts falling due within one year

	2025	2024
	£	£
Arrears of Rent and Service Charges	927,705	767,851
Less: Provision for bad and doubtful debts	(200,287)	(185,677)
	-----	-----
	727,418	582,174
Prepayments and accrued income	302,345	1,637,513
Housing Finance Grant	109,249	101,825
Other receivables	1,247,895	1,027,685
	-----	-----
	2,386,908	3,349,197
	=====	=====

14b(i) Amounts falling due after more than one year

	2025	2024
	£	£
Housing Finance Grant	4,562,901	4,708,495
	-----	-----
	4,562,901	4,708,495
	=====	=====
	2025	2024
	£	£
Prepayments and accrued income	-	26,000
	-----	-----
	-	26,000
	=====	=====

15a(i) Payables

Amounts falling due within one year

	2025	2024
	£	£
Rental income prepaid	729,704	498,316
Accrued interest	746,447	798,773
Amounts owed in respect of housing development	1,029,736	952,090
Taxation, pension and social security	211,709	175,792
Corporation Tax Payable	32,011	-
Other payables	10,159	83,875
Accruals and deferred income	5,247,986	3,529,531
Housing loans	9,830,002	8,229,890
Grant Recycling Fund	655,523	846,576
SHG - Deferred Income	1,435,282	1,391,371
Annual Leave Accrual	115,904	96,811
	-----	-----
	20,044,464	16,603,026
	=====	=====

ATEB GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025**

14a Receivables	2025	2024
Amounts falling due within one year	£	£
Arrears of Rent and Service Charges	927,705	767,851
Less: Provision for bad and doubtful debts	(200,287)	(185,677)
	-----	-----
	727,418	582,174
Prepayments and accrued income	249,115	233,540
Inter-company debtors - subsidiary companies	50,637	134,295
Housing Finance Grant	109,249	101,825
Other receivables	968,580	1,011,983
	-----	-----
	2,105,000	2,063,817
	=====	=====
14b Amounts falling due after more than one year	2025	2024
	£	£
Loan to subsidiary company	1,684,300	5,804,801
	=====	=====
Housing Finance Grant	£ 4,562,901	£ 4,708,495
	=====	=====
15a Payables	2025	2024
Amounts falling due within one year	£	£
Rental income prepaid	729,704	498,316
Accrued interest	746,447	798,773
Amounts owed in respect of housing development	897,885	611,300
Taxation, pension and social security	211,709	144,604
Inter-company creditors - subsidiary companies	0	737,097
Other payables	17,863	56,863
Accruals and deferred income	4,809,642	2,674,280
Housing loans	9,830,002	8,229,890
Grant Recycling Fund	655,523	846,576
SHG - Deferred Income	1,435,282	1,391,371
Annual Leave Year End Accrual	93,882	81,596
	-----	-----
	19,427,940	16,070,666
	=====	=====

ATEB GROUP LIMITED

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025**

15b(i) Payables

Amounts falling due after one year	2025	2024
	£	£
Housing Loans	88,684,984	78,105,746
SHG - Deferred Income	143,399,722	140,614,392
Other Capital Grants	9,732,660	8,766,094
Retentions	58,485	594,960
THFC Premium Account	4,763,149	4,932,989
Homebuy Grant - Deferred Income	2,316,928	2,343,928
	<u>248,955,928</u>	<u>235,358,109</u>
	=====	=====

15c(i) Housing Loans

Housing loans are secured by specific charges on the Association's housing properties and are repayable as follows:

Repayable by instalments	2025	2024
	£	£
One year or less	9,830,002	8,229,890
Between one and five years	8,853,381	8,781,910
In five years or more	35,595,005	36,659,971
	<u>54,278,388</u>	<u>53,671,771</u>
Finance Costs	(651,402)	(821,135)
	<u>53,626,986</u>	<u>52,850,636</u>
	=====	=====
Repayable otherwise than by instalments	2025	2024
	£	£
One year or less	-	-
Between one and five years	5,225,000	2,485,000
In more than five years	39,663,000	31,000,000
	<u>44,888,000</u>	<u>33,485,000</u>
	=====	=====

Housing Loans

Housing loans are secured by fixed charges over the organisation's housing stock.

Long term finance from Welsh Government, Banks, Building Societies and Bond providers represent loans over a 5 to 33 year period.

At 31 March 2025 of the total loans outstanding the ratio of fixed rate loans to variable rate interest loans

was 90:10 (2024: 92:8). At the year-end interest rates ranged from 0% to 9.87%.

15d(i) SHG

	Housing properties held for letting		Shared ownership properties held for letting	
	Completed £	Under Construction £	Completed £	Total £
SHG at 1 April 2024	134,056,347	21,797,675	3,098,474	158,952,496
Additions	-	4,132,648	-	4,132,648
Reclassification	5,227,497	(5,227,497)	-	-
Disposals	-	-	-	-
	<u>139,283,844</u>	<u>20,702,825</u>	<u>3,098,474</u>	<u>163,085,144</u>
	=====	=====	=====	=====
Amortisation				
At 1 April 2024	(16,946,733)	-	-	(16,946,733)
Charged for the year	(1,303,407)	-	-	(1,303,407)
Disposals	-	-	-	-
	<u>(18,250,140)</u>	<u>-</u>	<u>-</u>	<u>(18,250,140)</u>
	=====	=====	=====	=====
Net book value				
At 31 March 2025	121,033,705	20,702,825	3,098,474	144,835,004
	=====	=====	=====	=====
At 31 March 2024	117,109,615	21,797,675	3,098,474	142,005,763
	=====	=====	=====	=====

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025

15b Payables		
Amounts falling due after more than one year	2025	2024
	£	£
Housing Loans	88,684,984	78,105,746
SHG - Deferred Income	143,399,722	140,614,392
Other Capital Grants	9,732,660	8,766,094
Retentions	58,485	323,699
THFC Premium Account	4,763,149	4,932,989
Homebuy Grant - Deferred Income	2,316,928	2,343,928
	248,955,928	235,086,848
	=====	=====

15c Housing Loans

Housing loans are secured by specific charges on the Association's housing properties and are repayable as follows:

Repayable by instalments	2025	2024
	£	£
One year or less	9,830,002	8,229,890
Between one and five years	8,853,381	8,781,910
In five years or more	35,595,005	36,659,971
	54,278,388	53,671,771
	(651,402)	(821,135)
Finance Costs	53,626,986	52,850,636
	=====	=====
 Repayable otherwise than by instalments	 2025	 2024
	£	£
One year or less	-	-
Between one and five years	5,225,000	2,485,000
In more than five years	39,663,000	31,000,000
	44,888,000	33,485,000
	=====	=====

Housing Loans

Housing loans are secured by fixed charges over the organisation's housing stock.

Long term finance from Welsh Government, Banks, Building Societies and Bond providers represent loans over a 5 to 33 year period.

At 31 March 2025 of the total loans outstanding the ratio of fixed rate loans to variable rate interest loans was 90:10 (2024: 92:8). At the year-end interest rates ranged from 0% to 9.87%.

15d SHG

	Housing properties held for letting		Shared ownership properties held for letting	
	Completed	Under Construction	Completed	Total
	£	£	£	£
SHG at 1 April 2024	134,056,347	21,797,675	3,098,474	158,952,496
Additions	-	4,132,648	-	4,132,648
Reclassification	5,227,497	(5,227,497)	-	-
Disposals	-	-	-	-
At 31 March 2025	139,283,844	20,702,826	3,098,474	163,085,144
	=====	=====	=====	=====
 Amortisation				
At 1 April 2024	(16,946,733)	-	-	(16,946,733)
Charged for the year	(1,303,407)	-	-	(1,303,407)
Disposals	-	-	-	-
At 31 March 2025	(18,250,140)	-	-	(18,250,140)
 Net book value				
At 31 March 2025	121,033,704	20,702,826	3,098,474	144,835,004
	=====	=====	=====	=====
At 31 March 2024	117,109,615	21,797,675	3,098,474	142,005,763
	=====	=====	=====	=====

ATEB GROUP LIMITED

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the year ended 31 March 2025**

15e(i) Grant Recycling Fund

	2025	2024
	£	£
Opening Balance	846,576	732,864
Property Sales	13,500	113,712
Recycled to Development	(204,553)	-
	-----	-----
Closing Balance	655,523	846,576
	=====	=====

15f(i) Other Capital Grants

	2025	2024
	£	£
Homebuy Grant	2,316,928	2,343,928
Fire Safety Grant	6,426,199	6,426,199
Optimised Retrofit Grant	2,144,123	2,033,204
Other Capital Grants	1,162,338	306,691
	-----	-----
	12,049,588	11,110,022
	=====	=====

None of the Fire Safety and Optimised Retrofit Grant have been amortised in the year.
Amortisation of Other Capital Grants totalled £62,587 (2024: £1,282).

16 Called up share capital - non equity

	2025	2024
	£	£
Allotted issued and fully paid		
At the beginning of the year	19	20
Issued	2	-
Cancelled	-	(1)
	-----	-----
At the end of the year	21	19
	=====	=====

Members hold shares of £1. The shares are non-transferable and non-redeemable
and carry no rights to receive either income or capital payments.
There are no voting rights on these shares.

17 Reserves

	At 1 April 2024	Surplus for the year	Transfer of reserves	At 31 March 2025
	£	£	£	£
Revenue Reserve	49,921,605	610,851	(24,059)	50,508,397
Designated Reserves				
Business Continuity	126,057	-	23,525	149,582
Mill Bay Homes Gift Aid	-	-	-	-
Restricted Reserves				
Donated Properties	140,000	-	-	140,000
Hardship Fund	81,603	-	1,047	82,650
Legacy Fund	7,102	-	(513)	6,589
	-----	-----	-----	-----
Total	50,276,367	610,851	-	50,887,218
	=====	=====	=====	=====
Analysed as:				
Revenue Reserve				50,508,397
Designated Reserves				149,582
Restricted Reserves				229,239

				50,887,218
				=====

Designated Reserves are unrestricted reserves which are earmarked for specific purposes.
Mill Bay Homes Gift Aid Reserve not required to be disclosed separately.

18 Capital Commitments

	2025	2024
	£	£
Capital & development expenditure that has been contracted for but has not been provided for in the financial statements:	-	6,320,584
	=====	=====
Capital & development expenditure that has been authorised by the Board of Management but has not yet been contracted for:	10,139,617	14,339,633
	=====	=====

The commitments at 31 March 2025 will be funded from grants from the Welsh Government, or local authorities,
the balance being funded from private finance loans.

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025

15e Grant Recycling Fund

	2025	2024
	£	£
Opening Balance	846,576	732,864
Property Sales	13,500	113,712
Recycled to Development	(204,553)	-
Closing Balance	655,523	846,576

15f Other Capital Grants

	2025	2024
	£	£
Homebuy Grant	2,316,928	2,343,928
Fire Safety Grant	6,426,199	6,426,199
Optimised Retrofit Grant	2,144,123	2,033,204
Other Capital Grants	1,162,338	306,691
	12,049,588	11,110,022

None of the Fire Safety and Optimised Retrofit Grant have been amortised in the year.
Amortisation of Other Capital Grants totalled £62,587 (2024: £1,282).

16a Called up share capital - non equity

	2025	2024
	£	£
Allotted issued and fully paid		
At the beginning of the year	19	20
Issued	2	-
Cancelled	-	(1)
At the end of the year	21	19

Each member of the Association holds one share of £1. The shares are non-transferable and non-redeemable and carry no rights to receive either income or capital payments. There are no voting rights on these shares.

17a Reserves

	At 1 April 2024	Surplus for the year	Transfer of reserves	At 31 March 2025
	£	£	£	£
Revenue Reserve	49,493,564	517,357	-	50,010,922
Designated Reserves				
Mill Bay Homes Gift Aid	-	-	-	-
Restricted Reserves				
Donated Properties	140,000	-	-	140,000
Total	49,633,564	517,357	-	50,150,922
Analysed as:				
Revenue Reserve				50,010,922
Designated Reserve				-
Restricted Reserves (Donated Properties)				140,000
				50,150,922

Mill Bay Homes Gift Aid Reserve not required to be disclosed separately.

18a Capital Commitments

	2025	2024
	£	£
Capital expenditure that has been contracted for but has not been provided for in the financial statements	-	5,132,273
Capital expenditure that has been authorised by the Board of Management but has not yet been contracted for:	10,139,617	14,339,633

The commitments at 31 March 2025 will be funded from grants from the Welsh Government, or local authorities, the balance being funded from private finance loans.

ATEB GROUP LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS **for the year ended 31 March 2025**

19 Operating leases

The companies hold telecommunications equipment and vehicles on non-cancellable operating leases. At the Statement Of Financial Position date the commitments (inc VAT) under such leases are as follows:

	2025 £	2024 £
Commitment:		
Expiring within one year	5,068	8,671
Expiring within two to five years	181,440	118,461
	=====	=====

20 Pensions Obligations

The Association participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined contribution scheme in the UK. The Association closed its defined benefit scheme to new members on 31 March 2018. The Association has also now closed the defined benefits scheme to future accrual on 31 March 2022. The defined benefit scheme was subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial standards issued by the Financial Reporting Council, out the framework for funding defined benefit occupational pension schemes in the UK.

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation reduced the deficit from £1,560m to below £700m. Due to this from 1 April 2025 the new aggregate deficit recovery plan contributions will be around £150m pa, a reduction of 12%. ateb share of the above deficit, which is separately identifiable as at 31 March 2025 reported by the Social Housing Pension Scheme, is a deficit of £946,000.

The scheme is classified as a 'last man standing arrangement'. Therefore the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on annuity purchase basis on withdrawal from the scheme. For financial years ending on or before 28 February 2019, it was not possible for the Association to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Association has accounted for the Scheme as a defined contribution scheme. For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Association to account for the Scheme as a defined benefit scheme. For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive. The latest accounting valuation was carried out with an effective date of 30 September 2021. The liability figures from this valuation

Present Values of Defined Benefit Obligation, Fair Value of Assets and Defined Benefit Asset (Liability)

	31 March 2025 £k	31 March 2024 £k
Fair value of plan assets	6,315	6,467
Present value of defined benefit obligation	7,331	8,009
Surplus (deficit) in plan	(1,016)	(1,542)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(1,016)	(1,542)

Reconciliation of Opening and Closing Balances of the Defined Benefit Obligation

	Period ended 31 March 2025 £k
Defined benefit obligation at start of period	8,009
Current service cost	-
Expenses	13
Interest expense	386
Contribution by plan participants	-
Actuarial losses (gains) due to scheme experience	306
Actuarial losses (gains) due to changes in demographic assumptions	-
Actuarial losses (gains) due to changes in financial assumptions	(1,091)
Benefits paid and expenses	(292)
Defined benefit obligation at end of period	7,331

Reconciliation of Opening and Closing Balances of the Fair Value of Plan Assets

	Period ended 31 March 2025 £k
Fair value of plan assets at start of period	6,467
Interest income	320
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(593)
Contributions by the employer	413
Contributions by plan participants	-
Benefits paid and expenses	(292)
Fair value of plan assets at end of period	6,315

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2025 was (£266,000)

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

19a Operating leases

The Association has telecommunications equipment and vehicles on non-cancellable operating leases. At the Statement Of Financial Position date the Association had annual commitments (inc. VAT) under such leases as follows:

	2025 £	2024 £
Commitment:		
Expiring within one year	5,068	8,671
Expiring within two to five years	148,897	94,767
	=====	=====

20a Pensions Obligations

The Association participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined contribution scheme in the UK. The Association closed its defined benefit scheme to new members on 31 March 2018. The Association has also now closed the defined benefits scheme to future accrual on 31 March 2022. The defined benefit scheme was subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial standards issued by the Financial Reporting Council, out the framework for funding defined benefit occupational pension schemes in the UK.

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation reduced the deficit from £1,560m to below £700m. Due to this from 1 April 2025 the new aggregate deficit recovery plan contributions will be around £150m pa, a reduction of 12%. ateb share of the above deficit, which is separately identifiable as at 31 March 2025 reported by the Social Housing Pension Scheme, is a deficit of £946,000.

The scheme is classified as a 'last man standing arrangement'. Therefore the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on annuity purchase basis on withdrawal from the scheme. For financial years ending on or before 28 February 2019, it was not possible for the Association to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Association has accounted for the Scheme as a defined contribution scheme. For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Association to account for the Scheme as a defined benefit scheme. For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from the following 31 March to 28 February inclusive. The latest accounting valuation was carried out with an effective date of 30 September 2021. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2022 to 31 March 2025 inclusive. The liabilities are compared, at the relevant accounting date, with the Association's fair share of the Scheme's total assets to calculate the Association's net deficit or surplus.

Present Values of Defined Benefit Obligation, Fair Value of Assets and Defined Benefit Asset (Liability)

	31 March 2025 £k	31 March 2024 £k
Fair value of plan assets	5,898	6,060
Present value of defined benefit obligation	6,844	7,498
Surplus (deficit) in plan	(946)	(1,438)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(946)	(1,438)

Reconciliation of Opening and Closing Balances of the Defined Benefit Obligation

	Period ended 31 March 2025 £k
Defined benefit obligation at start of period	7,498
Current service cost	-
Expenses	10
Interest expense	361
Contribution by plan participants	-
Actuarial losses (gains) due to scheme experience	273
Actuarial losses (gains) due to changes in demographic assumptions	-
Actuarial losses (gains) due to changes in financial assumptions	(1,020)
Benefits paid and expenses	(278)
Defined benefit obligation at end of period	6,844

Reconciliation of Opening and Closing Balances of the Fair Value of Plan Assets

	Period ended 31 March 2025 £k
Fair value of plan assets at start of period	6,060
Interest income	300
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(566)
Contributions by the employer	382
Contributions by plan participants	-
Benefits paid and expenses	(278)
Fair value of plan assets at end of period	5,898

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2025 was (£266,000)

ATEB GROUP LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS for the year ended 31 March 2025

Defined Benefit Costs Recognised in Statement of Comprehensive Income

	Period ended 31 March 2025 £k
Current service costs	-
Expenses	13
Net interest expense	66
Defined benefit costs recognised in statement of comprehensive income (SoCI)	79

Defined Benefit Costs Recognised in Other Comprehensive Income

	Period ended 31 March 2025 £k
Experience on plan assets (excluding amounts included in net interest costs) - gain(loss)	(593)
Experience gains and losses arising on the plan liabilities - gain (loss)	(306)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	1,091
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	191
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-
Total amount recognised in other comprehensive income - gain (loss)	191

Assets

	31 March 2025 £k	31 March 2024 £k
Global Equity	708	645
Absolute Return	-	253
Distressed Opportunities	-	228
Credit Relative Value	-	212
Alternative Risk Premia	-	205
Liquid Alternatives	1,171	-
Emerging Markets Debt	-	83
Risk Sharing	-	379
Insurance-Linked Securities	19	33
Property	316	259
Infrastructure	1	653
Private Equity	5	5
Real Assets	756	-
Private Debt	-	254
Opportunistic Illiquid Credit	-	253
Private Credit	773	-
Credit	242	-
Investment Grade Credit	195	-
High Yield	-	1
Cash	86	128
Corporate Bond Fund	-	-
Liquid Credit	-	-
Long Lease Property	2	42
Secured Income	105	193
Over 15 Year Gilts	-	-
Liability Driven Investment	1,912	2,632
Currency hedging	10	(2)
Net Current Assets	14	11
Total Assets	6,315	6,467

None of the fair value of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

Key Assumptions

	31 March 2025 % per annum	31 March 2024 % per annum
Discount Rate	5.87	4.91
Inflation (RPI)	3.08	3.12
Inflation (CPI)	2.80	2.79
Salary Growth	3.80	3.79
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies

	Life expectancy at age 65 (Years)
Male retiring in 2024	20.50
Female retiring in 2024	23.00
Male retiring at 2044	21.70
Female retiring in 2044	24.50

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2025

Defined Benefit Costs Recognised in Statement of Comprehensive Income

	Period ended 31 March 2025 £k
Current service costs	-
Expenses	10
Net interest expense	61
Defined benefit costs recognised in statement of comprehensive income (SoCI)	71

Defined Benefit Costs Recognised in Other Comprehensive Income

	Period ended 31 March 2025 £k
Experience on plan assets (excluding amounts included in net interest costs) - gain(loss)	(566)
Experience gains and losses arising on the plan liabilities - gain (loss)	(273)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	1,020
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	181
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-
Total amount recognised in other comprehensive income - gain (loss)	181

Assets

	31 March 2025 £k	31 March 2024 £k
Global Equity	661	604
Absolute Return	-	237
Distressed Opportunities	-	214
Credit Relative Value	-	199
Alternative Risk Premia	-	192
Liquid Alternatives	1,094	-
Emerging Markets Debt	-	78
Risk Sharing	-	355
Insurance-Linked Securities	18	31
Property	295	243
Infrastructure	1	612
Private Equity	5	5
Real Assets	706	-
Private Debt	-	238
Opportunistic Illiquid Credit	-	237
Private Credit	722	-
Credit	226	-
Investment Grade Credit	182	-
High Yield	-	1
Cash	80	120
Corporate Bond Fund	-	-
Liquid Credit	-	-
Long Lease Property	2	39
Secured Income	98	181
Over 15 Year Gilts	-	-
Liability Driven Investment	1,786	2,466
Currency hedging	9	(2)
Net Current Assets	13	10
Total Assets	5,898	6,060

None of the fair value of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

Key Assumptions

	31 March 2025 % per annum	31 March 2024 % per annum
Discount Rate	5.87	4.91
Inflation (RPI)	3.08	3.12
Inflation (CPI)	2.80	2.79
Salary Growth	3.80	3.79
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies

	Life expectancy at age 65 (Years)
Male retiring in 2025	20.5
Female retiring in 2025	23.0
Male retiring at 2045	21.7
Female retiring in 2045	24.5

ATEB GROUP LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS for the year ended 31 March 2025

21 Contingent Liabilities

Social Housing Grant may become repayable in the following circumstances:

- Disposal of a property (including disposals on assisted ownership terms) other than to another RSL;
- Change of use of a property to a use that would not be eligible for grant;
- Change of use of a property to a use that would be eligible for a lesser amount of grant;
- Demolition of a property where the site does not form part of a new social housing development by a RSL;
- A disposal given rise to a repayment of discount under Schedule 2 to the Housing Associations Act 1985.

An employer debt could arise on withdrawal from the Association's final salary pension through the Social Housing Pension Scheme (SHPS). The estimated employer debt for the Association on withdrawal from the SHPS plan based on the financial position of the scheme as at 30 September 2024 was £2,646,435. As events which could crystallise the debt are unlikely to arise in the foreseeable future, no specific provision is deemed necessary.

The Association has been notified by the Trustee of the Social Housing Pension Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of Q3 2025 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

In March 2024, the Association became aware that it 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. On identification of the issue, immediate steps were taken to ensure full compliance with legal obligations as the Association is currently able to understand them. There is an ongoing claim in the High Court brought by a number of other Registered Social Landlords to seek a series of declarations as to the correct meaning and interpretation of the potential obligations. The Association 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 that are currently before 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.

A subsidiary company, Mill Bay Homes Limited is currently engaged in a legal dispute with a contractor regarding alleged defects in a number of properties. The matter is subject to ongoing legal proceedings, and at the date of approval of these financial statements, no final determination has been made as to which party is liable for the alleged issues.

The directors of Mill Bay Homes Limited having taken legal advice, consider that it is not currently possible to assess the likelihood or financial impact of any potential liability with sufficient reliability. As such, no provision has been recognised in these financial statements.

The subsidiary company continues to cooperate fully with the legal process and will reassess the need for any provision as further information becomes available.

22 Legislative Provisions

The Association is a charitable organisation registered under the Co-operative and Community Benefit Societies

Act 2014. It is registered for Value Added Tax.

West Wales Care and Repair Limited is a charitable organisation registered under the Co-operative and Community Benefit Societies

Act 2014. It is registered for Value Added Tax.

Mill Bay Homes is a company limited by shares and is registered under the Companies Act 2006 having converted from a 'registered society' registered under Co-operative and Community Benefit Society Act 2014 in 2017.

Effective Building Solutions is a company limited, registered under the Companies Act 2006 and is currently dormant.

23 Group Structure

The Association holds the controlling interest in three subsidiary companies, Mill Bay Homes Limited and West Wales Care & Repair Limited and Effective Business Solutions Limited.

24 Related Parties

Board Members, Cllrs. H. Hughes are elected representatives of Ceredigion County Council.

Any transactions with Ceredigion County Council are made at arms length and on normal commercial terms.

Board members were reimbursed a total of £175 for attending meetings.

25 Pension Provision

The Association has reviewed its pension provision and has closed the Defined Benefit scheme to new members with effect from 31 March 2018. The Association has also now closed the Defined Benefits scheme to future accrual on 31 March 2022.

ateb operates a Defined Contribution scheme for new and existing members. Members of the Defined Benefits scheme have transferred to the Defined Contribution scheme.

ATEB GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2025

21a Contingent Liabilities

Social Housing Grant may become repayable in the following circumstances:

- Disposal of a property (including disposals on assisted ownership terms) other than to another RSL;
- Change of use of a property to a use that would not be eligible for grant;
- Change of use of a property to a use that would be eligible for a lesser amount of grant;
- Demolition of a property where the site does not form part of a new social housing development by a RSL;
- A disposal given rise to a repayment of discount under Schedule 2 to the Housing Associations Act 1985.

An employer debt could arise on withdrawal from the Association's final salary pension through the Social Housing Pension Scheme (SHPS). The estimated employer debt for the Association on withdrawal from the SHPS plan based on the financial position of the scheme as at 30 September 2024 was £2,646,435. As events which could crystallise the debt are unlikely to arise in the foreseeable future, no specific provision is deemed necessary.

The Association has been notified by the Trustee of the Social Housing Pension Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of Q3 2025 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

In March 2024, the Association became aware that it 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. On identification of the issue, immediate steps were taken to ensure full compliance with legal obligations as the Association is currently able to understand them. There is an ongoing claim in the High Court brought by a number of other Registered Social Landlords to seek a series of declarations as to the correct meaning and interpretation of the potential obligations. The Association 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 that are currently before 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.

22a Legislative Provisions

As at 31st March 2025 the Association is a charitable organisation registered under the Co-operative and Community Benefit Societies Act 2014. It is registered for Value Added Tax.

West Wales Care and Repair Limited is a charitable organisation registered under the Co-operative and Community Benefit Societies Act 2014.

Mill Bay Homes Limited is a non-charitable organisation registered under the Companies Act 2006.

Effective Building Solutions is a non-charitable organisation registered under the Companies Act 2006 and is currently dormant.

23a Group Structure

The Association holds the controlling interest in three subsidiary companies, Mill Bay Homes Limited, West Wales Care & Repair Limited and Effective Business Solutions Limited. Mill Bay Homes holds a controlling interest in Sageston Management Company Limited, a company limited by guarantee, with no share capital.

24a Related Parties

Any transactions with Pembrokeshire County Council are made at arms length and on normal commercial terms.

West Wales Care and Repair Limited is a wholly controlled subsidiary company and has an outstanding inter-company creditor balance of £5,443 (2024 debtor: £135,372).

During the year the Parent charged West Wales Care & Repair Management charges of £56,470 (2024:£51,440)

Mill Bay Homes Limited is a wholly controlled subsidiary and has an outstanding inter company debtor balance of £ 1,684,300 (2024: £1,740,382). There is also an intercompany creditor balance £56,801 (2024: £737,097)

During the year Mill Bay Homes received £1,661,000 and repaid £6,051,663 in loans from the Association. The loan is a revolving credit facility.

During the year the parent charged Mill Bay Homes the following: Management charges £89,239 and Project management charges £73,487

25a Pension Provision

The Association has reviewed its pension provision and has closed the Defined Benefit scheme to new members with effect from 31 March 2018. The Association has also now closed the Defined Benefits scheme to future accrual on 31 March 2022.

Ateb operates a Defined Contribution scheme for new and existing members. Members of the Defined Benefits scheme have transferred to the Defined Contribution scheme.

Creating
better
Living Solutions