HORNIMAN HOUSING ASSOCIATION LIMITED

Financial Statements

31 March 2025

Regulator of Social Housing registration number: LH3903

HORNIMAN HOUSING ASSOCIATION LIMITED

REPORT AND CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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HORNIMAN HOUSING ASSOCIATION LIMITED

Report of the Governing Board

Financial Review
The Board has pleasure in presenting its report and financial statements for the year ended 31 March 2025. During the year the Association's turnover increased from £114,800 to £124,426.

At the same time operating deficit increased from £36,443 to £135,906. Overall, the Association recorded a deficit of £138,346 (2024: (£35,722)). The increase is mainly due to loss generated in the year from Outright sales of one of the newly developed units.

Total gift aid of £nil (2024: £220,901) was paid in the year to the parent company Hexagon Housing Association.

Group structure and activities
Horniman Housing Association Limited is a wholly owned subsidiary of Hexagon Housing Association Ltd. The activities of Horniman Housing Association Limited are the management of 14 shared ownership dwellings together with 25 units on which it retains the freehold in the London Borough of Southwark. The Association is in contract to build 21 units for outright sale at two schemes, 16 of the units have been completed. The structure of Horniman is currently being reviewed.

Corporate Governance
The Board has in place a Code of Governance, which embodies the key principles and practices that have been adopted to ensure that the Association is effectively governed. The code conforms to best practice displayed in other organisations and the recommendations set out in the National Housing Federation's published model.

The Association is accountable to a number of different organisations and individuals for the services it provides and the way in which it uses public resources. The Board's aim is to achieve the highest standards of governance, accountability and probity.

Role of the Governing Board
The essential functions of the Board include the following:

- to define and ensure compliance with the values and objectives of the Association;
- to consider and approve policies and plans to achieve those objectives;
- to consider and approve each year's budget and accounts prior to publication;
- to establish and oversee a framework of delegation and systems of control;
- to agree policies and make decisions on all matters that might create significant financial or other risk to the Association, or which raise material issues of principle;
- to monitor the Association's performance in relation to these plans, budgets, controls and decisions;
- to satisfy itself that the Association's affairs are conducted lawfully and in accordance with generally accepted standards of performance and propriety and the requirements of relevant regulatory bodies.

Structure and membership of the Board
The Association's Board has an upper limit of 12 members and a minimum of 5. It meets at least 3 times a year.

The Board of Management during the year were:

Paul Williams (Chair)
Mark Wells (Appointed 1st August 2024)
Sheron Carter
Simon Fanshawe
Ali-Jarar Shah (Company Secretary)

With the exception of the Company Secretary, each Director holds a £1 share in the Association. The Company Secretary is employed by Hexagon Housing Association Ltd.

From October 2011 payment for non-executive directors was introduced by Hexagon Housing Association. Three of the non-executive directors of Horniman Housing Association are also non- executive directors of Hexagon.

Total payment (by Hexagon) to these Horniman non-executive directors in 2024/25 was £25,336 (2024: £25,235).

The Governing Board's Statutory Financial Responsibility

Statement of Board's responsibilities in respect of the Board's report and the financial statements

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

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board 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 the income and expenditure of the association for that period. In preparing these financial statements, the Board is required to:

i. select suitable accounting policies and then apply them consistently;

ii. make judgements and estimates that are reasonable and prudent;

iii. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

iv. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities."

Value for Money
Due to the size of Horniman, it is not meaningful to benchmark the performance of the Association. Value for money is considered at Group level, and can be found in Hexagon Housing Association's accounts.

Compliance with the Governance and Viability Standard
Hexagon Housing Association has carried out a self-assessment of its compliance with the Governance & Financial Viability Standard. The results of the assessment demonstrates broad compliance across the Governance and Financial Viability Standard, though it identifies procurement and data protection as areas which will require further work.

We received a regulatory judgement on 29 January 2025 which confirmed both a G2 rating for governance and V2 grade for financial viability. We continue to meet requirements on governance set out in the Governance and Financial Viability Standard but need to improve some aspects of our governance arrangements to support continued compliance

Auditor
All of the current board members have taken all the steps that they ought to have taken to make themselves aware of any information needed by the Association's auditor for the purpose of their audit and to establish that the auditor is aware of that information. The directors are not aware of any relevant audit information of which the auditor is unaware.

By order of the Governing Board.



Paul Williams
18 August 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HORNIMAN HOUSING ASSOCIATION LIMITED

Opinion

We have audited the financial statements of Horniman Housing Association Limited (the Association) for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, Statement of Changes in Reserves, Statement of Financial Position, and the notes to the financial statements, including a summary of significant accounting policies in note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2025 and of the Association's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

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

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

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

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

Other information

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

In connection with our audit of the financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine

whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Board

As explained more fully in the Statement of Board's Responsibilities set out on page 3, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Extent to which the Audit was Considered Capable of Detecting Irregularities, Including Fraud

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

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

- We obtained an understanding of laws and regulations that affect the Association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Co-operative and Community Benefit Societies Act, the Statement of Recommended Practice for registered housing providers:

Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, tax legislation, health and safety legislation, and employment legislation.

- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the Board about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the nature of the Association's activities and the regulated nature of the Association's activities.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

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

Use of our report

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

Beever and Struthers

Beever and Struthers
Chartered Accountants
Statutory Auditor

150 Minories
London
EC3N 1LS

Date: 30 September 2025

HORNIMAN HOUSING ASSOCIATION LIMITED

Statement of Comprehensive Income for the year ended 31 March 2025

	Notes	**2025**	2024
		£	£
Turnover	3	**124,426**	114,800
Operating costs	3	**(1,043,336)**	(151,243)
Cost of sale	3	**-**	-
Deficit on disposal of fixed assets	21	**(108,996)**	-
Operating Deficit	3	**(1,027,906)**	(36,443)
Interest receivable and similar income	5	**3,749**	8,116
Interest and financing costs	6	**(6,189)**	(7,395)
Surplus/(deficit) for the year before tax	8	**(1,030,346)**	(35,722)
Taxation	8	**-**	-
Surplus/(deficit) for the year after tax		**(1,030,346)**	(35,722)

All amounts above relate to continuing activities. There were no other comprehensive income movements in year, hence no Other Comprehensive Income line is shown above.

The Financial Statements were approved and authorised for issue by the Board on 18 August 2025 and were signed on its behalf by:



Paul Williams (Chair)



Simon Fanshawe (Board Member)



Ali-Jarar Shah (Secretary)

All amounts relate to continuing activities

HORNIMAN HOUSING ASSOCIATION LIMITED

Statement of financial position as at 31st March 2025

	Notes	**2025** **£**	**2025** **£**	2024 £	2024 £
Tangible fixed assets					
Cost	11		**710,533**		710,533
Depreciation	11		**(113,033)**		(110,289)
			597,500		600,244
Current assets					
Stock – properties developed for sale	12	**9,295,992**		8,818,229	
Debtors	13	**12,810**		4,236	
Cash at bank and in hand	14	**724,609**		657,326	
		10,033,411		9,479,791	
Creditors: amounts falling due within one year	15	**(183,082)**		(274,721)	
Net current assets			**9,850,329**		9,205,070
Total assets less current liabilities			**10,447,829**		9,805,314
Creditors: amounts falling due after one year	16		**(11,242,203)**		(9,569,341)
Net Assets			**(794,374)**		235,973
Capital & reserves					
Non-equity share capital	20		**5**		5
Revenue reserves			**(794,379)**		235,968
			(794,374)		235,973

The Financial Statements were approved and authorised for issue by the Board on18 August and were signed on its behalf by:





Paul Williams (Chair) Simon Fanshawe (Board Member) Ali-Jarar Shah (Secretary)

HORNIMAN HOUSING ASSOCIATION LIMITED

Statement of Changes in Reserves

	2025	2024
	£000	£000
	Income and expenditure reserve	Income and expenditure reserve
Balance at 1 April	**235,967**	492,590
Profit/Deficit from statement of comprehensive income	**(1,030,346)**	(35,722)
Gift aid payment	**-**	(220,900)
Current tax credit	**-**	-
Balance at 31 March	**(794,379)**	235,968

The accompanying notes form part of these financial statements

Notes to the Financial Statements
for the year ended 31 March 2025

1. Principal accounting policies

The Association is incorporated within the UK under the Co-operative and Community Benefit Societies Act 2014. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Registered office

130-136 Sydenham Road
Sydenham
London, SE26 5JY

Basis of preparation

The financial statements have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which includes the Co-operative and Community Benefit Societies Act 2014, FRS 102 "the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland", the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, "Accounting by registered social housing providers" 2014, the Accounting Direction for Private Registered Providers of Social Housing 2022.

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- The requirements of Section 7 Statement of Cash Flows;
- The requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- The requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48A.

This information is available in the consolidated financial statements of Hexagon Housing Association Limited as at 31 March 2023 and these financial statements may be obtained from 130-136 Sydenham Road, Sydenham, London, SE26 5JY.

Going concern

The Board, after reviewing the Association's budgets for 2025/26 and the medium term financial position as detailed in the cashflow forecast, is of the opinion that, taking account of severe but plausible downsides, the Association has adequate resources to continue in business for the foreseeable future. The Board therefore continues to adopt the going concern basis in preparing the annual financial statements.

Turnover

Turnover represents service charges and rental income receivable from the unsold equity in shared ownership properties and service charges from outright sale properties. Proceeds from properties developed for outright sale are also shown as turnover as are first tranche proceeds on shared ownership sales and are recognised when the sale reaches legal completion.

Housing properties and depreciation

Tangible fixed assets, except freehold land, are stated at cost less accumulated depreciation. Depreciation on freehold properties and equipment is charged on a straight-line basis over the expected economic useful lives of the assets, with the cost of housing properties being split into components.

Depreciation on housing properties is on a straight line basis over 125 years.

Property assets are reviewed for impairment every year. Where there has been a major reduction in service potential of Horniman properties, an impairment provision is deducted from the cost of the properties and recognised in the income and expenditure account.

1. Principal accounting policies (continued)

Government and other capital grants

Grants received for the construction of housing properties is accounted for using the accrual method set out in FRS 102 and the Housing SORP 2018. Grant is carried as deferred income in the balance sheet and released to the Statement of Comprehensive Income on a systematic basis over the useful economic life of the asset for which it was received. In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected.

Where a property funded by Social Housing Grant (SHG) is sold, the grant becomes recyclable and is transferred to a recycled capital grant fund until it is reinvested in a replacement property. SHG and other grants due from government organisations or received in advance are included as current assets or liabilities.

Capitalisation of interest

Interest on loans financing specific developments is capitalised up to the date of practical completion, but only when development activity is in progress. Interest is credited where grant exceeds cost during this period.

Stock

Stock represents work in progress cost of properties developed for outright sale. Stock is stated at the lower of cost and net realisable value. Cost comprises land, materials, direct staff and direct development overheads. Net realisable value is based on estimated sales proceeds after allowing for all further costs to completion and selling costs.

Loans

The loans from the parent company that are held by the association are classified as basic financial instrument in accordance with FRS 102. These instruments are initially recorded at the transaction price less any transactions costs (historical cost). FRS 102 requires that basic financial instruments are subsequently measured at amortised cost. However, the difference between the historical cost and amortised cost basis is not material and so these financial instruments are stated on the balance sheet at historical cost.

Loan finance costs

Loan finance costs are written off evenly over the life of the related loan. Loans are stated in the Balance Sheet at the amount of net proceeds after issue, plus increases to account for any subsequent amounts written off.

Development administration

Direct labour costs and other incremental development overheads incurred directly in the development and improvement of housing properties are capitalised as part of the cost of those properties.

Debtors

Provision is made in full against former leaseholders' arrears.

Indirect costs

Indirect costs are allocated to activities on the basis of staff time spent on the activity.

Repairs and equipment replacement funds

The Association only provides for contractual liabilities that exist at the balance sheet date.

1. Principal accounting policies (continued)

Works to existing properties

The leaseholders are responsible for the cost of works to existing properties and amounts are charged to the leaseholders' repairs fund.

Service charges

Unused contributions to service charge sinking funds and over-recovery of costs which are repayable to leaseholders are included in liabilities. Where there has been an under-recovery of service costs from leaseholders and recovery is expected, the balance is included in debtors. Service charges to tenants are fixed annually. Any difference between fixed service charges and the related service costs are recognised in the Income and Expenditure Account.

Tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a charge attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company's subsidiaries operate and generate taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the group can control their reversal and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired
and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax.

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

Turnover

Income from sales of properties developed specifically for sale (including first tranche shared ownership and outright sales) are included in turnover.

2. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

- Whether there are indicators of impairment of the association's tangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit. Management has considered the measurement basis to determine the recoverable amount of assets where they are indicators if impairment based on EUV-SH or depreciated replacement cost.

- What constitutes a cash generating unit when indicators of impairment require there to be an impairment review.

- The appropriate allocation of costs for mixed tenure developments, and the allocation of costs relating to shared ownership between current and fixed assets.

- Whether loans are considered to be basic or non-basic.

- The exemptions to be taken on transitions to FRS 102.

- The categorisation of housing properties as investment properties or property plant and equipment based on the use of the asset.

- Tangible fixed assets are depreciated over their useful lives. The actual lives of the assets are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as whether an IT system is still being used are taken into account. For housing property assets, the assets are broken down into components based on management's assessment of the properties. Individual useful economic lives are assigned to these components.

- Rental and other trade receivables. The estimate for receivables relates to the recoverability of the balances outstanding at the yearend.

3 Turnover and operating surplus

	Turnover	Cost of Sale	Operating Cost	Deficit on disposal of fixed assets	2025 £ Operating Deficit	2024 £ Turnover	2024 £ Operating Surplus
Directly managed social housing activities (see note 4)							
Low cost home ownership lettings	**124,426**	**-**	**(148,946)**	**-**	**(24,520)**	114,800	(151,243)
Other social housing activities							
Impairment			**(894,390)**		**(894,390)**		
Deficit on disposal of fixed assets	**-**	**-**	**-**	**-**	**-**	-	
Outright sales	**360,000**	**(468,996)**	**-**	**(108,996)**	**-**	-	-
Total	**484,426**	**(468,996)**	**(1,043,336)**	**(108,996)**	**(918,910)**	114,800	151,243

4 Income and expenditure from directly managed social housing lettings

	2025 £	2024 £
Income		
Rents	**61,177**	48,139
Service charges	**59,366**	34,437
Other income	**3,883**	32,224
Total income from directly managed lettings	**124,426**	114,800
Expenditure		
Management	**36,994**	35,198
Service charge costs	**45,141**	79,493
Routine maintenance	**49,288**	9,588
Planned maintenance	**-**	-
Depreciation	**2,744**	3,162
Legal/accounting fees plus other cost	**17,169**	23,802
Total expenditure on social housing lettings	**148,946**	151,243
Operating (deficit)/surplus on social housing lettings	**(24,520)**	(36,443)
Rent losses from voids/Write-offs	**-**	-

5	**Interest receivable**	**2025**	2024
		£	£
	Bank deposit interest receivable	**3,749**	**8,116**

6	**Interest payable and similar charges**	**2025**	2024
		£	£
	On loans repayable within 5 years:		
	Not by instalments	**-**	-
	On loans repayable wholly or partly in more than 5 years:		
	By instalments	**-**	-
	Other interest	**6,189**	**7,395**
		6,189	**7,395**

Capitalised interest in 2024/25 was £704,371 (2024: £563,682).

7	**Surplus for the year before tax**	**2025**	2024
		£	£
	Is stated after charging:		
	Depreciation	2,744	3,162
	Auditor's remuneration (including VAT):		
	- In their capacity as auditor	7,596	8,869
	- Other Services	-	5,166

8 UK Corporation Tax

	2025	2025	2024	2024
	£	**£**	£	£
Current tax on profits of the year	**-**		-	-
Adjustments in respect of previous/current periods	**-**		-	-
Total current tax		**-**		-

	2025	2024
	£	£
Profit on ordinary activities before tax	**(1,030,346)**	**(35,722)**
Profit on ordinary activities at the standard rate of corporation tax in the UK of 25% (PY: 25%)	**(195,766)**	**(8,930)**
Effects of:		
Fixed asset Differences	**-**	**-**
Fixed asset differences	**686**	**791**
Expenses not deductible for tax purposes	**-**	**-**
Chargeable gains / (losses)	**-**	**-**
Income not taxable for tax purposes	**(968)**	**(1,111)**
Adjustments to tax charge in respect of previous period	**-**	**-**
Movement in deferred tax not recognised	**35,060**	**9,251**
Gift aid payment		-
Current tax charge	**-**	-

9 Directors' emoluments

The key management personnel are considered to be the members of the Board, the Chief Executive and other Directors as set out on page 2. Three of the non-executive directors of Horniman Housing Association are also non-executive directors of Hexagon. Total payment (by Hexagon) to these Horniman non-executive directors in 2025 was £25,336 (2024: £25,235). The remuneration of the Chief Executive is payable wholly by Hexagon Housing Association Ltd and is disclosed in the accounts of that Association.

10 Employee Information

The Association has no employees (2024: nil). All services were provided by employees of Hexagon Housing Association Ltd. Management fees are paid to Hexagon for these services.

Notes to the Financial Statements
for the year ended 31 March 2025

11 Tangible fixed assets

	2025	2024
	£	£
Housing properties		
Cost		
At 1 April	**710,533**	710,533
Disposals	**-**	-
At 31 March	**710,533**	710,533
Depreciation		
At 1 April	**110,289**	107,127
Charge for year	**2,744**	3,162
Depreciation eliminated on disposals	**-**	
At 31 March	**113,033**	110,289
Net book value	**597,500**	600,244

The net book value of housing properties comprises:

	2025	2024
	£	£
Freehold property	**597,500**	600,244

Housing properties held for letting consists of 25 (2024: 25) shared ownership/leasehold dwellings. The total cost of development was £2,110,827. The owners of 19 (2024: 19) of the properties have purchased the remaining equity and pay Horniman a service charge.

Total Social Housing Grant received or receivable to date is as follows:	**2025**	2024
	£	£
Capital grant for housing properties	**375,594**	379,665
Revenue element taken to comprehensive income	**-**	-
Recycled to Recycled Capital Grant Fund	**-**	-
Total	**375,594**	379,665

Notes to the Financial Statements
for the year ended 31 March 2025

12 Properties developed for sale

	2025	2024
	£	£
Completed	**6,891,786**	-
Under construction	**2,204,206**	8,818,229
	9,295,992	8,818,229

13 Debtors

	2025	2024
	£	£
Deficits on service charges	**3102**	3102
Recoverable		
Sundry debtors	**763**	-
Rent debtors	**3,874**	-
Other debtors	**5,071**	1,134
	12,810	4,236

14 Cash at bank and in hand

	2025	2024
	£	£
Cash at bank		
: held in trust for leaseholders	**24,395**	64,020
: unencumbered	**700,214**	593,306
	724,609	657,326

15 Creditors: amounts falling due within one year

	2025	2024
	£	£
Hexagon Housing other loan – note 16	**2,086**	12,865
Deferred capital grant - note 17	**3,871**	4,444
Tax	**229**	229
Amount owed to parent company	**12,904**	32,328
Accruals and other creditors	**163,992**	224,855
Recycled Capital Grant Fund - note 18		
	183,082	274,721

16 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Hexagon Housing Association loan – note 16	**10,667,024**	8,963,108
Deferred capital grant - note 17	**371,723**	375,022
Leaseholders' repairs fund – note 16	**24,394**	58,185
Recycled Capital Grant Fund - note 18	**179,062**	173,026
	11,242,203	9,569,341

16 Creditors: amounts falling due after more than one year (continued)

Housing loans

The maturity of sources of debt finance are as follows:

	2025	2024
	£	£
In one year or less – note 15	**2,086**	12,865
Due between one and two years	**10,667,024**	8,963,108
	10,669,110	8,975,973

Leaseholders' repairs fund		
Balance at 1 April	**58,185**	49,082
Contributions	**20,698**	20,698
Interest	**866**	840
Expenditure	**(55,354)**	(12,435)
Balance at 31 March	**24,395**	58,185

17 Deferred Capital Grants

	2025	2024
	£	£
1 April	**483,873**	483,873
Disposals	**-**	-
At 31 March	**483,873**	483,873

Grant Amortisation		
At 1 April	**104,407**	99,963
Amortisation for the year	**3,871**	4,444
Disposal	**-**	-
At 31 March	**108,278**	104,407
Net book value	**375,594**	379,466

Notes to the Financial Statements
for the year ended 31 March 2025

18 Recycled Capital Grant Fund

Recycled Capital Grant Fund	**2025**	2024
	£	£
At 1 April	**173,026**	192,541
Grant recycled on sale of housing property	**-**	-
Grant Transferred to Hexagon	**-**	(26,569)
Interest credited to the fund	**6,039**	-
	-	7,054
At 31 March	**179,065**	173,026
Amount due within one year	**-**	-
Amount due after more than one year	**179,065**	173,026
	179,065	173,026

19 Financial Instruments

	2025	2024
	£	£
Financial assets		
Debtors receivable in one year- measured at amortised cost	**12,810**	4,236
Cash and cash equivalents-held at cost	**724,609**	657,326
Total financial assets	**737,419**	661,562
Financial liabilities measured at measured at amortised cost		
Loans payable in one year (from note 15)	**2,086**	12,865
Loans payable after one year (note16)	**10,667,024**	8,963,108
Other creditors	**180,996**	234,856
Total financial liabilities	**10,850,106**	9,210,829

20 Non-equity share capital

	2025	2024
	£	£
Allotted, issued and fully paid at £1 each		
At start of the year	**5**	5
Issued during the year	**1**	1
Surrendered during the year	**(1)**	(1)
At end of year	**5**	5

Each share has a nominal value of £1 and carries no right to interest, dividend, bonus or distribution on winding up. When a shareholder ceases to be a member, their share is cancelled and the amount paid up becomes the property of the Association. Shareholders have the right to vote at general meetings of the Association, subject to the rules of the Association.

21 Surplus on disposal of fixed assets

	2025	2024
	£	£
Shared ownership properties staircasing sales:		
Sale Proceeds	**360,000**	**-**
Cost of Sales	**(468,996)**	**-**
Depreciation eliminated	**-**	**-**
Grant Amortisation Eliminated	**-**	**-**
Deficit	**(108,996)**	**-**

22 Related Party Transactions

Horniman Housing Association Limited is a member of a group. The parent is Hexagon Housing Association Ltd, a Co-operative and Community Benefit society and Registered Provider of Social Housing.

In Horniman Housing Association Limited's financial statements is a loan of £10,668,111 (2024: £8,961,153) owed to Hexagon Housing Association Ltd. This was taken out in 2004 and increased in 2007, 2008, 2016 and 2019 in accordance with commercial lending terms.

Interest paid to Hexagon Housing Association Ltd in the year amounted to £2,787,312 (2024: £2,082,940).

The management charges paid by Horniman Housing Association Limited to Hexagon Housing Association Ltd were £36,994 (2024: £35,198).

Please see note 9 for key management personnel and their remuneration.

23 Units in Management

At 31 March 2025 Horniman Housing Association Limited managed 14 units under Shared Ownership arrangements (2024: 14)

24 Lease commitments

The Association had minimum lease income under non-cancellable operating leases as set out below:

	2025		2024
	£		£
Not later than one year	**56,025**		52,664
Later than one year and not later than five years	**224,101**		210,657
Later than five years	**5,325,717**		5,062,192
Total	**5,605,843**		5,325,513

The minimum lease income includes shared ownership which have standard 125-year lease.

25 Capital Commitments

	2025	2024
	£	£
Commitments contracted for but not been provided for:		
Construction	**-**	-
		-
These commitments to be financed as follows:		
Anticipated proceeds from Outright sales	**-**	-
		-