

**HORNIMAN HOUSING
ASSOCIATION LIMITED**

Financial Statements

31 March 2026

Regulator of Social Housing registration number: LH3903

HORNIMAN HOUSING ASSOCIATION LIMITED
Report and financial statements 2025-26

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Report of the Governing Board**Financial Review**

The Board presents its report and financial statements for the year ended 31 March 2026. During the year the Association's turnover decreased slightly from £1,742,690 to 484,426.

At the same time operating deficit decreased from £1,027,906 to £260,617. This is primarily due to impairment of £892k recognised in 2024-25. Overall, the Association recorded a deficit of £852,046 (2025: (£1,030,346)). The deficit is mainly due to interest payable £595,200 to the parent company Hexagon Housing Association and loss on the disposal £274,862 of 4 outright sales units at John George scheme.

Total gift aid of £nil (2025: £nil) 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 Limited. 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 probity 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:

Mark Wells (Chair)
Sheron Carter
Simon Fanshawe
Ali-Jarar Shah (Company Secretary)
Uzair Khan

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 Limited.

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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 2025-26 was £26,383 (2025: £25,336).

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."

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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

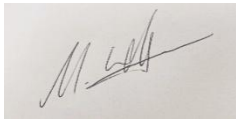
Hexagon Housing Association has carried out a self-assessment of its compliance with the Governance & Financial Viability Standard. The results of the assessment demonstrates broad compliance across the Governance and Financial Viability Standard, though it identifies procurement and data protection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



Mark Wells

29th September 2026

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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 2026 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, 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 2026 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

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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.

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Use of our report

This report is made solely to the Association's members as a body, 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.

Signed by:


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Menzies LLP
Statutory Auditor, Chartered Accountants
4th Floor
95 Gresham Street
London
EC2V 7AB

Date: 30 September 2026

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Statement of Comprehensive Income for the year ended 31 March 2026

	Note	2026 £	2025 £
Turnover	3	1,742,690	484,426
Operating costs	3	(109,163)	(1,043,336)
Cost of sales	3	(1,894,144)	(468,996)
Operating deficit	3	(260,617)	(1,027,906)
Interest receivable and similar income	6	3,543	3,749
Interest payable and finance costs	7	(595,200)	(6,189)
Deficit for the year before tax		(852,274)	(1,030,346)
Tax	9	228	-
Deficit for the year after tax		(852,046)	(1,030,346)

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

The Financial Statements were approved and authorised for issue by the Board on 29th September 2026 and were signed on its behalf by:



Mark Wells



Simon Fanshawe



Ali-Jarar Shah (Secretary)

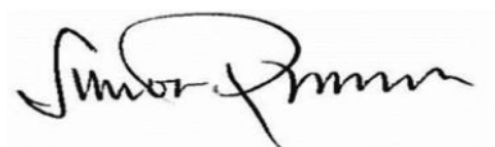
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Statement of financial position as at 31 March 2026

	Note	2026		2025	
		£	£	£	£
Tangible fixed assets					
Cost	12		710,533		710,533
Depreciation	12		(115,777)		(113,033)
			594,756		597,500
Current assets					
Stock – properties developed for sale	13	8,222,679		9,295,992	
Debtors	14	25,386		12,810	
Cash and cash equivalents	15	327,783		724,609	
		8,575,848		10,033,411	
Less: creditors – amounts falling due within one year	16		(160,579)		(183,082)
Net current assets			8,415,269		9,850,329
Total assets less current liabilities			9,010,025		10,447,829
Creditors: amounts falling due after one year	17		(10,656,445)		(11,242,203)
Net liabilities			(1,646,420)		(794,374)
Capital and reserves					
Non-equity share capital	22		5		5
Revenue reserves			(1,646,425)		(794,379)
			(1,646,420)		(794,374)

The Financial Statements were approved and authorised for issue by the Board on 29th July 2026 and were signed on its behalf by:



Mark Wells



Simon Fanshawe



Ali-Jarar Shah (Secretary)

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Statement of Changes in Reserves as at 31 March 2026

	Income and expenditure reserve	2026 Total	2025 Total
	£	£	£
As at 1 April	(794,379)	(794,379)	235,967
Deficit from statement of comprehensive income	(852,046)	(852,046)	(1,030,346)
Gift aid payment	-	-	-
Current tax credit	-	-	-
As at 31 March	(1,646,425)	(1,646,425)	(794,379)

The accompanying notes form part of these financial statements.

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Notes to the Financial Statements for the year ended 31 March 2026

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 as at 31 March 2026 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 2026/27 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.

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Notes to the Financial Statements for the year ended 31 March 2026

1. Principal accounting policies (continued)

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 Statement of Comprehensive Income.

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 Statement of Financial Position 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's structure has been used.

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 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 both completed properties and properties under construction 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 Statement of Financial Position 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.

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Notes to the Financial Statements
for the year ended 31 March 2026

1. Principal accounting policies (continued)

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.

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 Statement of Comprehensive Income.

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.

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Notes to the Financial Statements
for the year ended 31 March 2026**2. Judgements in applying accounting policies and key sources of estimation uncertainty**

In preparing these financial statements, 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 of 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 year-end.

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Notes to the Financial Statements
for the year ended 31 March 2026
3 Turnover and operating surplus/(deficit)

	Turnover £	Cost of sales £	Operating costs £	2026 Operating Surplus £	Turnover £	2025 Operating Deficit £
Directly managed social housing activities (note 4)						
Low-cost home ownership lettings	123,408	-	(109,163)	14,245	124,426	(24,520)
Other social housing activities						
Impairment	-	-	-	-	-	(894,390)
Deficit on disposal of fixed assets	-	-	-	-	-	-
Deficit on disposal of outright sales	1,619,282	(1,894,144)	-	(274,862)	360,000	(108,996)
Total	1,742,690	(1,894,144)	(109,163)	(260,617)	484,426	(1,027,906)

4 Income and expenditure from directly managed social housing lettings

	2026 £	2025 £
Income		
Rents	56,025	61,177
Service charges	59,962	59,366
Other income	7,421	3,883
Total income from social housing lettings	123,408	124,426
Expenditure		
Management	37,767	36,994
Service charge costs	42,548	45,141
Routine maintenance	4,328	49,288
Planned maintenance	-	-
Depreciation	2,744	2,744
Other costs	21,776	14,779
Total expenditure from social housing lettings	109,163	148,946
Operating surplus/(deficit) on social housing lettings	14,245	(24,520)

5 Deficit on disposal of fixed assets

	2026 £	2025 £
Outright sales:		
Sale proceeds	1,619,282	360,000
Cost of sales	(1,894,144)	(468,996)
Deficit	(274,862)	(108,996)

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Notes to the Financial Statements
for the year ended 31 March 2026

6 Interest receivable

	2026	2025
	£	£
Bank deposit interest receivable	3,543	3,749
	<u>3,543</u>	<u>3,749</u>

7 Interest payable and similar charges

	2026	2025
	£	£
Interest on intercompany loans	592,295	-
Other interest	2,905	6,189
	<u>595,200</u>	<u>6,189</u>

Capitalised interest in 2025-26 was £246,521 (2025: £704,371).

8 Surplus for the year before tax

	2026	2025
	£	£
Surplus is stated after charging:		
Depreciation	2,744	2,744
Auditor's remuneration (excluding VAT):		
- in their capacity as auditor	7,885	7,596
- in respect of other work	-	-

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Notes to the Financial Statements
for the year ended 31 March 2026
9 UK Corporation Tax

	2026	2025
	£	£
Current tax on profit for the year	-	-
Adjustment in respect of prior periods	-	-
Total current tax	-	-
Loss on ordinary activities before tax	(852,274)	(1,030,346)
Loss on ordinary activities at the standard rate of corporation tax in the UK of 25% (2025: 25%)	(213,069)	(257,587)
Effects of:		
Fixed asset differences	686	686
Expenses not deductible for tax purposes		-
Chargeable gains / (losses)		-
Income not taxable for tax purposes	(968)	(968)
Adjustment to tax charge in respect of prior period	228	-
Movement in deferred tax not recognised	213,351	257,869
Gift aid payment	-	-
Current tax (credit)/ charge	(228)	-

10 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 2026 was £26,383 (2025: £25,336). The remuneration of the Chief Executive is payable wholly by Hexagon Housing Association Limited and is disclosed in the accounts of that Association.

11 Employee Information

The Association has no employees (2025: nil). All services were provided by employees of Hexagon Housing Association Limited. Management fees are paid to the parent company for these services.

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for the year ended 31 March 2026
12 Tangible fixed assets

	2026	2025
	£	£
Housing properties		
Cost		
At 1 April	710,533	710,533
Adjustment	-	-
At 31 March	710,533	710,533
Depreciation		
At 1 April	113,033	110,289
Charge for the year	2,744	2,744
Depreciation on disposals	-	-
At 31 March	115,777	113,033
Net book value	594,756	597,500

The net book value of housing properties comprises:

	2026	2025
	£	£
Freehold property	594,756	597,500

Housing properties held letting consists of 25 (2025: 25) shared ownership/leasehold dwellings. The total cost of development was £2,110,827. The owners of 19 (2025: 19) of the properties have purchased the remaining equity and pay Horniman a service charge.

Total Social Housing Grant received or receivable is as follows:

	2026	2025
	£	£
Capital grants for housing properties	483,872	483,872
Grant amortisation	(112,149)	(108,278)
Recycled to Recycled Capital Grant Fund	-	-
At 31 March	371,723	375,594

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for the year ended 31 March 2026
13 Properties developed for sale

	2026	2025
	£	£
Completed	5,009,271	6,891,786
Under construction	3,213,408	2,404,206
	8,222,679	9,295,992

14 Debtors

	2026	2025
	£	£
Deficit on service charges	3,102	3,102
Prepayments	4,699	763
Rent debtors	1,622	3,874
Other debtors	15,963	5,071
	25,386	12,810

15 Cash and cash equivalents

	2026	2025
	£	£
Cast at bank:		
- held in trust for leaseholders	35,847	24,395
- unencumbered	291,936	700,214
	327,783	724,609

16 Creditors: amounts falling due within one year

		2026	2025
		£	£
Intercompany loans from Hexagon Housing	Note 17	-	2,086
Deferred capital grant	Note 18	3,871	3,871
Tax		228	229
Amount owed to Hexagon Housing		37,888	12,904
Accruals and other creditors		118,592	163,992
Recycled Capital Grant Fund	Note 19	-	-
		160,579	183,082

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Notes to the Financial Statements
for the year ended 31 March 2026
17 Creditors: amounts falling due after more than one year

		2026	2025
		£	£
Intercompany loans from Hexagon Housing	Note 17	10,158,902	10,667,024
Deferred capital grant	Note 18	367,852	371,723
Recycled Capital Grant Fund	Note 19	108,540	179,062
Leaseholders' repairs fund	Note 20	21,151	24,394
		<u>10,656,445</u>	<u>11,242,203</u>

Housing Loans

The maturity of sources of debt finance is as follows:

	2026	2025
	£	£
In one year or less	-	2,086
Due between one and two years	10,158,902	10,667,024
	<u>10,158,902</u>	<u>10,669,110</u>

18 Deferred Capital Grants

	2026	2025
	£	£
Grant		
At 1 April	483,872	483,872
Disposals	-	-
At 31 March	<u>483,872</u>	<u>483,872</u>
Grant amortisation		
At 1 April	108,278	104,407
Amortisation for the year	3,871	3,871
Disposals	-	-
At 31 March	<u>112,149</u>	<u>108,278</u>
Net book value	371,723	375,594

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19 Recycled Capital Grant Fund

	2026	2025
	£	£
Grant		
At 1 April	179,062	173,026
Grant recycled on sale of housing property	-	-
Interest accrued	2,908	6,036
Repayment of grant to GLA	(73,430)	-
At 31 March	108,540	179,062
Amount due within one year	-	73,430
Amount due after more than one year	108,540	105,635

20 Leaseholders' Repairs Fund

	2026	2025
	£	£
At 1 April	24,394	58,185
Contributions	21,228	20,698
Interest	332	866
Expenditure	(24,803)	(55,355)
At 31 March	21,151	24,394

21 Financial instruments

		2026	2025
		£	£
Financial assets measured at amortised cost			
Debtors receivable in one year		25,158	12,810
Cash and cash equivalents		327,783	724,609
Total financial assets		352,941	737,419
Financial liabilities measured at amortised cost			
Loans payable in one year	Note 16	-	2,086
Loans payable after one year	Note 17	10,158,902	10,667,024
Other creditors		318,269	180,996
Total financial liabilities		10,477,171	10,850,106

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22 Non-equity share capital

	2026	2025
	£	£
Allotted, issued and fully paid at £1 each		
At 1 April	5	5
Issued during the year	2	1
Surrendered during the year	(2)	(1)
At 31 March	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.

23 Related Party Transactions

Horniman Housing Association Limited is a member of a group. The parent is Hexagon Housing Association Limited, 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 £10,158,902 (2025: £10,668,111) owed to Hexagon Housing Association Limited. 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 Limited in accumulation amounted to £3,626,120 (2025: £2,787,304).

The management charges paid by Horniman Housing Association Limited to Hexagon Housing Association Ltd were £37,767 (2025: £36,994).

Please see note 10 for key management personnel and their remuneration.

24 Units in Management

At 31 March 2026 Horniman Housing Association Limited managed 14 units under Shared Ownership arrangements (2025: 14)

25 Lease commitments

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

	2026	2025
	£	£
Amount payable in:		
Not later than one year	58,827	56,025
Later than one year and not later than five years	235,307	224,101
Later than five years	5,592,700	5325717
Total	5,886,834	5,605,843

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

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Notes to the Financial Statements
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26 Capital Commitments

	2026	2025
	£	£
Capital expenditure contracted for but not provided for in the financial statements	0	0
Capital expenditure authorised by Board but not yet contracted for	0	0
Total	0	0

Capital commitments are in relation to the development programme that Board has approved. These will be financed through a combination of loan facilities from the parent company, Hexagon Housing Association Limited, and anticipated proceeds from the sale of outright sale units.